



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-106462-25

In the matter of: MAIN, 2155 HARRIS CRES
BURLINGTON ON L7R1G3

Between: Helen Omoseni Landlord

And

Carla Young Tenant

Helen Omoseni (the 'Landlord') applied for an order to terminate the tenancy and evict Carla Young (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 2, 2026.

The Landlord and the Tenant attended the hearing. The Tenant had the opportunity to consult with Tenant Duty Counsel prior to the hearing.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,870.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$94.36. This amount is calculated as follows: \$2,870.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to March 31, 2026 are \$11,450.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$2,800.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$242.38 is owing to the Tenant for the period from August 14, 2022 to March 2, 2026.
10. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to postpone the eviction until April 30, 2026 pursuant to subsection 83(1)(b) of the Act.
11. The Landlord sought a standard, 11-day termination of the tenancy. She indicated that this is the second N4 successfully brought through the Board process and that she does not believe that the Tenant will be able to stabilize her financial situation.
12. The Tenant indicated that she works as a commissioned salesperson and that her earnings have been significantly reduced over the past 6-7 months. She has recently renegotiated her remuneration with her employer and expects to be receiving more regular earnings going forward. The Tenant also indicated that she is seeking assistance from community supports, including the Halton Stability Fund. While the Tenant did not provide evidence of either of these changes to her situation, I find her testimony to be credible.
13. The Tenant indicated that she lived in the rental unit with her 4 children (2 of which are minors) and an elderly person. While she has been searching for another place to live, she wishes to preserve her tenancy to maintain stability for her children.
14. The Act is remedial in nature. In *Matthews v. Algoma Timberlakes Corp.*, 2010 ONCA 468 (CanLII), [2010] O.J. No. 2710 (C.A.) ("Matthews"), the Court of Appeal for Ontario ruled, at paragraph 22: "Given the remedial nature of the Act, its provisions must be interpreted liberally to ensure the realization of its objectives." At paragraph 32, the Court of Appeal concluded: "The purpose of the legislation is to provide protection to tenants."
15. The Court of Appeal for Ontario's reasons in *Matthews* are consistent with earlier decisions by the Court, and by the Divisional Court, that the purpose of Act is to promote security of tenure.
16. Therefore, terminating a tenancy and evicting a tenant from a rental unit is a remedy of last resort.
17. Here, I believe an extended standard order for the termination of tenancy (to April 30, 2026) is reasonable, as the Tenant has indicated that her circumstances have recently changed for the better, that she is seeking options from the community to cover her rent arrears and that she and her family will be far more prejudiced by an eviction than the Landlord.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.

2. The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:

- \$11,636.00 if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$14,506.00 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after April 30, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before April 30, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$5,912.34. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$94.36 per day for the use of the unit starting March 3, 2026 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after May 1, 2026.

March 9, 2026
Date Issued

Curtis Smith
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 31, 2026

Rent Owing To March 31, 2026	\$11,450.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$11,636.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before April 30, 2026

Rent Owing To April 30, 2026	\$14,320.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$14,506.00

C. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$8,768.72
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,800.00
Less the amount of the interest on the last month's rent deposit	- \$242.38
Total amount owing to the Landlord	\$5,912.34
Plus daily compensation owing for each day of occupation starting March 3, 2026	\$94.36 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	