



Order under Section 69 Residential Tenancies Act, 2006

Citation: United Counties of Leeds and Grenville v Davison, 2026 ONLTB 20991

Date: 2026-03-13

File Number: LTB-L-101490-25

In the matter of: 402, 275 WATER STREET
PRESCOTT ON K0E1T0

Between: United Counties of Leeds and Grenville Landlord

And

Shannon Davison Tenant

United Counties of Leeds and Grenville (the 'Landlord') applied for an order to terminate the tenancy and evict Shannon Davison (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 26, 2026.

The Landlord's Legal Representative Anne Dixon and the Tenant attended 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 \$139.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$4.57. This amount is calculated as follows: \$139.00 x 12, divided by 365 days.
5. The Tenant has paid \$409.00 to the Landlord since the application was filed.
6. The rent arrears owing to February 28, 2026 are \$1.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. There is no last month's rent deposit.
9. The Tenant disputed the validity of the Landlord's N4 Notice of Termination as she claims that she had paid the Landlord \$140.00 towards October's rent and the N4 Notice of Termination indicates that she had only paid \$5.00.
10. The Landlord's Legal Representative disputes that the N4 Notice of Termination was defective, and stated that the Tenant was in arrears prior to October, 2025 and that the \$140.00 received from the Tenant was applied to those arrears with the balance of \$5.00 being applied to October's rent.
11. I am satisfied that the N4 Notice of Termination served on the Tenant was not defective.
12. I am also satisfied on a balance of probabilities that the arrears owing by the Tenant to February 28, 2026 are \$1.00.
13. The Landlord seeks a conditional order permitting the Tenant six months to repay the \$187.00 consisting of arrears and the Landlord's costs of the application with section 78 of the *Residential Tenancies Act, 2006* (the 'Act') to apply permitting the Landlord to apply to the board for an eviction order without notice if the Tenant failed to pay the full amount owing within 6 months.
14. The Tenant testified that she would require 6 months to repay the arrears and the Landlord's costs for filing the application.
15. The arrears owing to February 28, 2026 are \$1.00. 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 grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenant shall pay to the Landlord \$187.00, which represents the balance of the rental arrears to February 28, 2026 as well as the Landlord's costs of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before March 24, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 25, 2026 at 4.00% annually on the balance outstanding.

March 13, 2026
Date Issued

Sean Ramage
Member, Landlord and Tenant Board

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