



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

File Number: LTB-L-106889-25

In the matter of: 412, 9 BERGAMOT AVE
ETOBICOKE ON M9W1W2

Between: Pinedale Properties Ltd. Landlord

And

Janet Chika Elebeonu Tenants
Risqot Sanni-Mutushi

Pinedale Properties Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Janet Chika Elebeonu and Risqot Sanni-Mutushi (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord's Agent, William Breen, the Landlord's Legal Representative, Kundai Govereh, and the Tenant attended the hearing.

Determinations:

1. Preliminary Issue:
2. The Tenant submitted that a copy of the N4 Notice was not served on them as indicated on the Certificate of Service and that she actually received it after the L1 application had been issued.
3. The Landlord provided a copy of their Certificate of Service into evidence that indicated that William Breen served the N4 Notice on the Tenant on November 14, 2025 by putting it under the Tenant's door.
4. William Breen was in attendance at the hearing and testified that he had delivered the N4 Notice as indicated on the Certificate of Service.
5. Based on the evidence before me, on a balance of probabilities, I find that the Landlord served the N4 Notice on the Tenant on November 14, 2025.
6. Determinations:

7. 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.
8. As of the hearing date, the Tenant was still in possession of the rental unit.
9. The lawful rent is \$2,054.09. It is due on the 1st day of each month.
10. Based on the Monthly rent, the daily rent/compensation is \$67.53. This amount is calculated as follows: $\$2,054.09 \times 12$, divided by 365 days.
11. The Tenant has paid \$6,106.00 to the Landlord since the application was filed.
12. The rent arrears owing to March 31, 2026 are \$2,052.45.
13. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
14. The Tenant stated that, due to her claim that she was not properly served with the N4 notice, she should not have to pay the \$186.00 application fee to the Tenant.
15. I note that the rent arrears outstanding (\$2,052.45) roughly equates to the Tenant's monthly rent (\$2,054.09) and that the Tenant, as of the hearing date, had not paid her March 2025 rent.
16. Given that I found that, on a balance of probabilities, the N4 Notice was properly served on the Tenant and that the Tenant did not pay their March 2025 rent in full and on time, I am awarding the Landlord the \$186.00 application fee.
17. The Landlord collected a rent deposit of \$2,053.31 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.
18. Interest on the rent deposit, in the amount of \$14.41 is owing to the Tenant for the period from November 1, 2025 to March 2, 2026.
19. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including whether the Landlord attempted to negotiate a repayment agreement with the Tenant, and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
20. The Tenant testified that she is paying tuition for three (3) international students and is working from 7 a.m. to 10 p.m. daily to earn money to cover these expenses. At one point in the hearing, she indicated that she wished to vacate the unit on April 1, 2026.

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:**
 - \$2,238.45 if the payment is made on or before March 24, 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 March 24, 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 March 24, 2026.**
5. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by \$1,748.30. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$67.53 per day for compensation for the use of the unit starting March 3, 2026 until the date the Tenant moves out of the unit.
6. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
7. If the unit is not vacated on or before March 24, 2026, then starting March 25, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 March 25, 2026.

March 13, 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 September 25, 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 24, 2026

Rent Owing To March 31, 2026	\$8,158.45
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$6,106.00
Total the Tenant must pay to continue the tenancy	\$2,238.45

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

Rent Owing To Hearing Date	\$6,239.42
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$6,106.00
Less the amount of the last month's rent deposit	- \$2,053.31
Less the amount of the interest on the last month's rent deposit	- \$14.41
Total amount owing to the Landlord	\$(1,748.30)
Plus daily compensation owing for each day of occupation starting March 3, 2026	\$67.53 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	