



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

File Number: LTB-L-000955-26

In the matter of: 1, 770 FRONT ST
NORTH BAY ON P1B6N3

Between: Anastasios Taso Ballis Landlord

And

Pamela Anderson Tenants
Aundrae Kerr

Anastasios Taso Ballis (the 'Landlord') applied for an order to terminate the tenancy and evict Pamela Anderson and Aundrae Kerr (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 11, 2026.

The Landlord and one of the Tenants, Pamela Anderson (PA), attended the hearing.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,050.00. It is due on the 5th day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$67.40. This amount is calculated as follows: \$2,050.00 x 12, divided by 365 days.
5. The Tenants have paid \$4,550.00 to the Landlord since the application was filed.
6. There was no dispute that the rent arrears owing to April 4, 2026 are \$6,950.00.
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 \$2,000.00 from the Tenants 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 \$96.49 is owing to the Tenants for the period from February 1, 2024 to March 11, 2026.

Relief From Eviction

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 17, 2026 pursuant to subsection 83(1)(b) of the Act.
11. The Landlord stated that he is in financial distress over the loss of this rental income as he is dipping into his savings to cover the mortgage and utilities for the unit, except for Hydro and Internet, which he was not sure as to whether these utilities have been paid. He also stated that he is self-employed and as such does not receive a regular pay cheque which also makes it difficult if the Tenants are only paying sporadically. He further submitted that the Tenants have been in rent arrears since last June and his bank does not delay mortgage payments. He requested an immediate eviction.
12. PA stated that her partner, the other tenant, is in Toronto working and was supposed to help with the rent. She stated that their relationship is ending as a result of his failure to address this issue amongst other issues. She relies on CPP disability and CTC. She resides in the unit with her four children, ages 22, 15, 14, and 13 years. She also stated that her 22 year old is autistic and her 15 year old has special needs. She further stated that she is working with the Crisis Centre and hoping L.I.P.I. will assist with covering the rent arrears.
13. The rent arrears have increased since this application was filed. The Landlord is an individual facing financial hardship as a result of the non-payment of rent. PA is on a fixed income which obviously is insufficient to cover the rent and other expenses. However, given that this eviction will impact three children and one dependant adult, I find that it would not be unfair to delay the eviction thirty days to allow the Tenants an opportunity to pay the rent arrears with the assistance of L.I.P.I. and void the eviction or find alternate housing arrangements.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants voids this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$7,136.00 if the payment is made on or before April 4, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$9,186.00 if the payment is made on or before April 17, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after April 17, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
 4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before April 17, 2026.**
 5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$3,393.91. 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 Tenants. See Schedule 1 for the calculation of the amount owing.
 6. The Tenants shall also pay the Landlord compensation of \$67.40 per day for the use of the unit starting March 12, 2026 until the date the Tenants move out of the unit.
 7. If the Tenants do not pay the Landlord the full amount owing on or before April 17, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 18, 2026 at 4.00% annually on the balance outstanding.
 8. If the unit is not vacated on or before April 17, 2026, then starting April 18, 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 April 18, 2026.

March 18, 2026
Date Issued

Lisa Del Vecchio
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 October 18, 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 Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before April 4, 2026

Rent Owing To April 4, 2026	\$11,500.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$4,550.00
Total the Tenants must pay to continue the tenancy	\$7,136.00

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before April 17, 2026

Rent Owing To May 4, 2026	\$13,550.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$4,550.00
Total the Tenants must pay to continue the tenancy	\$9,186.00

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

Rent Owing To Hearing Date	\$9,854.40
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$4,550.00
Less the amount of the last month's rent deposit	- \$2,000.00
Less the amount of the interest on the last month's rent deposit	- \$96.49
Total amount owing to the Landlord	\$3,393.91
Plus daily compensation owing for each day of occupation starting March 12, 2026	\$67.40 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	