



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

File Number: LTB-L-084186-25

In the matter of: 206, 900 WINDSOR AVE
WINDSOR ON N9A1K2

Between: Villa Ciociara Senior Citizen's Apartments Landlord

And

Gregory Garrod Tenant

Villa Ciociara Senior Citizen's Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Gregory Garrod (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 9, 2026.

The Landlord's legal representative, Cameron Parrott, 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 rental unit has not been habitable for the months of January, February, or March 2026 due to a fire, however the Tenant plans to return to the unit when it is possible to do so. The Landlord has waived rent for the months in which the unit was not habitable
6. The Tenant has paid \$278.00 to the Landlord and \$417.00 has been waived since the application was filed.

7. The Tenant says they made additional payments, however despite being advised at a prior adjourned hearing of the need to disclose and file any documents to be relied on as evidence, the Tenant has filed no proof of the additional claimed payments. Without documentation or specific details of when and how payments were made, the Tenant's testimony is not credible.
8. The rent arrears owing to March 31, 2026 are \$276.00.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. There is no last month's rent deposit.
11. 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 June 9, 2026 pursuant to subsection 83(1)(b) of the Act. As the rental unit is currently uninhabitable and no rent is being charged until the unit is repaired, the arrears will not increase over a longer repayment period.

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:**
 - \$462.00 if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.
 - OR**
 - \$601.00 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.
 - OR**
 - \$740.00 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.
 - OR**
 - \$879.00 if the payment is made on or before June 9, 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 June 9, 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 June 9, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$364.13. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$4.57 per day for the use of the unit starting March 10, 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 June 9, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 10, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before June 9, 2026, then starting June 10, 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 June 10, 2026.

March 18, 2026
Date Issued

Dawn Carr
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 December 10, 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	\$971.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$695.00
Total the Tenant must pay to continue the tenancy	\$462.00

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	\$1,110.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$695.00
Total the Tenant must pay to continue the tenancy	\$601.00

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

Rent Owing To May 31, 2026	\$1,249.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$695.00
Total the Tenant must pay to continue the tenancy	\$740.00

D. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 9, 2026

Rent Owing To June 30, 2026	\$1,388.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$695.00
Total the Tenant must pay to continue the tenancy	\$879.00

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

Rent Owing To Hearing Date	\$873.13
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$695.00
Total amount owing to the Landlord	\$364.13

Plus daily compensation owing for each day of occupation starting March 10, 2026 **Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	\$4.57 (per day)
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