



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

File Number: LTB-L-076093-25

In the matter of: 43 TRAGUNNA LANE
AJAX ON L1S4E8

Between: Ashley Manor Housing Corporation Landlord
Ashley Manor Housing Corporation

And

Trisha Marshall Tenant

Ashley Manor Housing Corporation and Ashley Manor Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Trisha Marshall (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 18, 2026.

The Landlord's Agent, Gail Collymore, 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 \$1,406.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$46.22. This amount is calculated as follows: \$1,406.00 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 February 28, 2026 are \$11,472.00, which is not disputed.
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 sought conditional relief from eviction in the form of a monthly payment plan, according to which they would pay \$468.66 per month toward the arrears starting March 5, 2026, in addition to the ongoing new rent. The Tenant also indicated that her father would pay the arrears on his credit card.
10. The Landlord was not agreeable to this payment plan. The Landlord advised that they had a hearing date in November 2025, and even though there was not enough time to hear the matter, the Tenant has had substantial time to figure out any financial assistance programs, or to have her father satisfy the arrears, which have not been done since the date of the hearing. The Landlord has attempted payment plans with the Tenant in the past, and the Tenant has failed to make any payment towards the arrears or any new rent that has become due.
11. I have considered both parties' circumstances, and I find that the proposed payment plan would be unduly prejudicial to the Landlord, because this is a rent geared to income unit. I have also considered that the arrears are substantial and since the filing of the application on September 11, 2025, the Tenant has failed to pay the Landlord any new rent that has become due or any amount towards the outstanding arrears. If this tenancy was to continue, I find it is more likely than not that the arrears would continue to grow. For the same reason, I find that it would not be appropriate to postpone the eviction/voiding date. Accordingly, 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.

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:**
 - \$13,064.00 if the payment is made on or before March 28, 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 28, 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 28, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$11,083.96. 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 \$46.22 per day for the use of the unit starting February 19, 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 March 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 29, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before March 28, 2026, then starting March 29, 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 March 29, 2026.

March 17, 2026
Date Issued

Samantha Greaves
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 29, 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 28, 2026

Rent Owing To March 31, 2026	\$12,878.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$13,064.00

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

Rent Owing To Hearing Date	\$10,897.96
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$11,083.96
Plus daily compensation owing for each day of occupation starting February 19, 2026	\$46.22 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	