



Order under Section 69 Residential Tenancies Act, 2006

Citation: London and Middlesex Community Housing v Cormier, 2026 ONLTB 23730

Date: 2026-03-24

File Number: LTB-L-098133-25

In the matter of: 708, 200 BERKSHIRE DR
LONDON ON N6J3R9

Between: London and Middlesex Community Housing Landlord

And

Dawn Cormier Tenant

London and Middlesex Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Dawn Cormier (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was adjourned on February 3, 2026, and heard by videoconference on March 17, 2026.

The Landlord's Representative, Corrie Sanford, and the Tenant attended both hearings.

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 \$115.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$3.78. This amount is calculated as follows: \$115.00 x 12, divided by 365 days.
5. The Tenant has paid \$2,704.00 to the Landlord since the application was filed.
6. There is no dispute that the rent arrears owing to March 31, 2026 are \$4,439.00.
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 \$115.00 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.
9. Interest on the rent deposit, in the amount of \$3.38 is owing to the Tenant for the period from January 1, 2025 to March 17, 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 30, 2026 pursuant to subsection 83(1)(b) of the Act.
11. The Landlord sought termination of the tenancy with an extension to April 30, 2026, to allow the Tenant more time to pay the arrears owing to the Landlord to void the order.
12. The Tenant requested that their tenancy be preserved and requested a payment plan to address the arrears of rent. However, a detailed investigation of the Tenant's income and expenses was performed at the hearing, and it was clear that the Tenant's income was not sufficient to support a payment plan of \$200.00 per month, although she was able to pay the ongoing rent each and every month.
13. The Tenant did not oppose the Landlord's request for an extension to April 30, 2026. The Tenant testified that she applied to the Housing Stability Program ('HSP') and has also reached out to her Ontario Works ('OW') worker for assistance with the rental arrears, and she expects a response within the week. The Tenant did not request more time to delay the eviction and stated that April 30, 2026, essentially 6 weeks from the date of the hearing, is sufficient to pay the arrears or find alternative housing.
14. I was satisfied that the Tenant understood the consequences if the rental arrears were not paid to the Landlord by April 30, 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:**
 - \$4,625.00 if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$4,740.00 if the payment is made on or before April 30, 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 April 30, 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 April 30, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$4,455.88. 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 Tenant. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$3.78 per day for the use of the unit starting March 18, 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 April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before April 30, 2026, then starting May 1, 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 May 1, 2026.

March 24, 2026
Date Issued

Colette Myers
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 November 1, 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	\$7,143.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,704.00
Total the Tenant must pay to continue the tenancy	\$4,625.00

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	\$7,258.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,704.00
Total the Tenant must pay to continue the tenancy	\$4,740.00

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

Rent Owing To Hearing Date	\$7,092.26
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,704.00
Less the amount of the last month's rent deposit	- \$115.00
Less the amount of the interest on the last month's rent deposit	- \$3.38
Total amount owing to the Landlord	\$4,455.88
Plus daily compensation owing for each day of occupation starting March 18, 2026	\$3.78 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	