



Order under Section 69 Residential Tenancies Act, 2006

Citation: GOH v Guidi, 2026 ONLTB 23847

Date: 2026-03-30

File Number: LTB-L-104282-25

In the matter of: 322, 39 ANNIE CRAIG DR
ETOBICOKE ON M8V0H1

Between: SOH TEE GOH Landlord

And

Paola Maria Guidi Tenant

SOH TEE GOH (the 'Landlord') applied for an order to terminate the tenancy and evict Paola Maria Guidi (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on March 17, 2026.

The Landlord, the Landlord's agent, Yuan Meng, 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 \$3,000.00. It is due on the first day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$98.63. This amount is calculated as follows: \$3,000.00 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 March 31, 2026 are \$12,000.00.

7. The Landlord is entitled to \$20.00 to reimburse the Landlord for bank fees the Landlord incurred as a result of 2 cheques given by or on behalf of the Tenant which were returned NSF.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$3,000.00 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.
10. Interest on the rent deposit has accrued in the amount of \$67.49 for the period of February 25, 2025 to March 17, 2026. Interest on the rent deposit has accrued in the amount of \$67.49 for the period of February 25, 2025 to March 17, 2026.

Relief from Eviction

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 be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
12. The Tenant explained that she fell into arrears after her separation as she was unable to afford the full rent. She indicated that she also been unable to work as she has been taking care of her mother and 15-year-old brother. According to the Tenant, she normally works approximately 10 to 15 hours a week at \$25.00 an hour.
13. I am not convinced this is a viable tenancy. I say this because by the Tenant's own admission, her employment income is well below the lawful monthly rent. The Tenant has made no payments to the Landlord since the application was filed. The arrears are substantial, and I believe it would be overly unfair to the Landlord, who is on a fixed income and relies on the rent payment to cover the mortgage, to grant any relief from eviction given the Tenant is unable to pay the arrears or ongoing rent.

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:**
 - \$12,206.00 if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$15,206.00 if the payment is made on or before April 10, 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 10, 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 10, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$7,815.22. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application and unpaid NSF charges. 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 \$98.63 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 10, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 11, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before April 10, 2026, then starting April 11, 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 11, 2026.

March 30, 2026
Date Issued

Vanessa Davies
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 11, 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	\$12,000.00
Application Filing Fee	\$186.00
NSF Charges	20.00
Total the Tenant must pay to continue the tenancy	\$12,206.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before April 10, 2026

Rent Owing To April 30, 2026	\$15,000.00
Application Filing Fee	\$186.00
NSF Charges	\$20.00
Total the Tenant must pay to continue the tenancy	\$15,206.00

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

Rent Owing To Hearing Date	\$10,676.71
Application Filing Fee	\$186.00
NSF Charges	\$20.00
Less the amount of the last month's rent deposit	- \$3,000.00
Less the interest on the rent deposit	-\$67.49
Total amount owing to the Landlord	\$7,815.22
Plus daily compensation owing for each day of occupation starting March 18, 2026	\$98.63 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	

