



Order under Section 69 Residential Tenancies Act, 2006

Citation: Li v Edwards, 2026 ONLTB 24795

Date: 2026-03-26

File Number: LTB-L-004118-26

In the matter of: Unit 3923, 135 VILLAGE GREEN SQ
SCARBOROUGH ON M1S0G4

Between: Ang Li Landlord

And

Sheena Natasha Edwards Tenant

Ang Li (the 'Landlord') applied for an order to terminate the tenancy and evict Sheena Natasha Edwards (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 19, 2026.

The Landlord 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 \$2,450.00. It is due on the 15th day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$80.55. This amount is calculated as follows: \$2,450.00 x 12, divided by 365 days.
5. The Tenant has paid \$1,650.00 to the Landlord on March 17, 2026. This is the only payment made since the application was filed.
6. The rent arrears owing to April 14, 2026, are \$13,050.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord is entitled to \$100.00 to reimburse the Landlord for administration charges incurred as a result of 5 cheque given by or on behalf of the Tenant which was returned NSF.
9. There is no last month's rent deposit.
10. The Tenant acknowledged the arrears owing and sought relief from eviction because her income stream was interrupted by pregnancy. The Tenant proposed to repay the debt with \$2,000.00 bi-weekly installments which will be given to her by a parent. I cannot find this proposal is fair in the circumstances because I was given no details, no confirmatory evidence, such as evidence from the Tenant's parent who is undertaking to make this sizeable gift, and because I received no explanation for why the Tenant has still not called upon this resource since October 2025 when her rent fell into arrears or December 2025 when she was given notice of termination for non-payment of rent.
11. The Landlord's circumstances include the fact that she has a mortgage on this property and relies on regular rent payments to defray its carrying costs.
12. 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 to allow the Tenant additional time to relocate her family.

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:**
 - \$13,336.00 if the payment is made on or before April 14, 2026. See Schedule 1 for the calculation of the amount owing.
- OR**
- \$15,786.00 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 \$11,288.75. 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 \$80.55 per day for the use of the unit starting March 20, 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 26, 2026
Date Issued

Nersi Makki
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 April 14, 2026.

Rent Owing to April 14, 2026	\$14,700.00
Application Filing Fee	\$186.00
NSF Charges	\$100.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,650.00
Total the Tenant must pay to continue the tenancy	\$13,336.00

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 May 14, 2026	\$17,150.00
Application Filing Fee	\$186.00
NSF Charges	\$100.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,650.00
Total the Tenant must pay to continue the tenancy	\$15,786.00

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

Rent Owing to Hearing Date	\$12,652.75
Application Filing Fee	\$186.00
NSF Charges	\$100.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,650.00
Total amount owing to the Landlord	\$11,288.75
Plus, daily compensation owing for each day of occupation starting March 20, 2026	\$80.55 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	