



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

File Number: LTB-L-004549-26

In the matter of: 209, 30 ELM DRIVE EAST
MISSISSAUGA ON L5A4C3

Between: Morguard NAR Canada Limited Partnership Landlord

And

Nicole Natalie Spence Tenant

Morguard NAR Canada Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Natalie Spence (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's Representative, Natalia Abiniakine, 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 \$1,824.88. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$60.00. This amount is calculated as follows: \$1,824.88 x 12, divided by 365 days.
5. The Tenant paid \$600.00 to the Landlord on February 1, 2026 and has made no other payments since the application was filed.
6. The Tenant agreed that the arrears owing to March 31, 2026 are \$6,954.37 but requested relief from termination based on her circumstances which include a recent job loss. The Landlord's circumstances include the fact that it has received only \$600.00 towards rent or arrears of rent since October 2025 and it has an obligation to its shareholders to minimize losses. The Tenant proposed no credible plan to repay the arrears or ongoing rent and I therefore agree with the Landlord that this tenancy is no longer tenancy.

7. 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 in recognition of the Tenant's long tenure at this rental unit.
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 \$1,824.88 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, in the amount of \$8.19 is owing to the Tenant for the period from January 1, 2026, to March 19, 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:**
 - \$7,140.37 if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$8,965.25 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 \$4,622.42. 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 \$60.00 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 27, 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 March 31, 2026.

Rent Owing to March 31, 2026	\$7,554.37
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$600.00
Total the Tenant must pay to continue the tenancy	\$7,140.37

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	\$9,379.25
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$600.00
Total the Tenant must pay to continue the tenancy	\$8,965.25

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

Rent Owing to Hearing Date	\$6,869.49
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$600.00
Less the amount of the last month's rent deposit	- \$1,824.88
Less the amount of the interest on the last month's rent deposit	- \$8.19
Total amount owing to the Landlord	\$4,622.42
Plus, daily compensation owing for each day of occupation starting March 20, 2026	\$60.00 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	