



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

File Number: LTB-L-011285-26

In the matter of: 600, 95 RIDOUT ST S
LONDON ON N6C3X3

Between: 95 RIDOUT STREET SOUTH CO-TENANCY Landlord

And

MICHAEL DANBROOK Tenant

95 RIDOUT STREET SOUTH CO-TENANCY (the 'Landlord') applied for an order to terminate the tenancy and evict MICHAEL DANBROOK (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on March 23, 2026.

Only the Landlord's legal representative Marie Galevski attended the hearing.

The Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

L1 Application – Non-Payment of Rent

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 \$1,433.08. It is due on the 1st day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$47.11. This amount is calculated as follows: $\$1,433.08 \times 12$, divided by 365 days.
5. The Tenant has paid \$3,000.00 to the Landlord since the application was filed.
6. The rent arrears owing to March 31, 2026 are \$(133.84).
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 \$1,433.09 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 \$6.76 is owing to the Tenant for the period from January 1, 2026 to March 23, 2026.

L2 Application – Persistent Late Payment of Rent

10. On February 5, 2026, the Landlord gave the Tenant an N8 notice of termination deemed served the same date. The notice of termination contains the following allegations:
 - The Tenant has persistently paid their rent late from August 2025 to February 2026, a period of seven consecutive months.
11. The Tenant has persistently failed to pay the rent on the date it was due. The rent is due on the 1st day of each month. The rent has been paid late 7 times in the past 7 months per the N8 Notice. Additionally, since the N8 notice was served, the Tenant continued paying their rent late from March 2026.
12. The pattern of late payment is unmistakable and persistent.

Relief from Eviction

13. 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. The Landlord's representative submitted that there is on-going issues for multiple years involving rent not paid on the date it became due. It would be inappropriate, especially given the Tenant's non-attendance, to provide another opportunity to the Tenant given the payment history.

It is ordered that:

1. Pursuant to the L2 Application, the tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 5, 2026.
2. The Tenant shall pay the Landlord any rent arrears owing up to the date of the hearing and the cost of filing the application. The amount of the rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant.

3. As of the date of the hearing, when accounting for the remainder of the filing fee, the last month's rent deposit, and interest on the deposit, the Landlord owes the Tenant \$1,737.24. See Schedule 1 for the calculation of the amount owing.
4. The Tenant shall also pay the Landlord compensation of \$47.11 per day for the use of the unit starting March 24, 2026 to the date the Tenant moves out of the unit. This amount will be deducted from any funds the Landlord owes the Tenants as described in this order.
5. If the unit is not vacated on or before April 5, 2026, then starting April 6, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 6, 2026.

March 25, 2026
Date Issued

Brett Lockwood
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 of the Tenant expires on October 6, 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 as the tenancy is terminated

Rent Owing To March 23, 2026	\$2,516.61
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	-\$3,000.00
Less the amount of the last month's rent deposit	-\$1,433.09
Less the amount of the interest on the last month's rent deposit	-\$6.76
Total amount owing to the Landlord	-\$1,737.24
Plus daily compensation owing for each day of occupation starting March 24, 2026	\$47.11 (per day)