



Order under Section 69 Residential Tenancies Act, 2006

Citation: Habitations Supremes North Bay inc. v Therrien, 2026 ONLTB 18548

Date: 2026-03-31

File Number: LTB-L-006148-26

In the matter of: 214, 250 VICTORIA ST E
NORTH BAY ON P1B9R2

Between: Habitations Supremes North Bay inc. Landlord

And

Francine Therrien Tenant

Habitations Supremes North Bay inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Francine Therrien (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 24, 2026.

The Landlord's agent, Agnes Dubuc-Thibert, the Director of Habitations Supremes North Bay Inc., attended the hearing.

The Tenant also attended the hearing and was self-represented and had an opportunity to speak to Duty Counsel prior to 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 \$917.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$30.15. This amount is calculated as follows: \$917.00 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 February 28, 2026 are \$21,017.00. The Tenant did not dispute the arrears.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

Relief from Eviction

9. The Landlord sought an 11-day voidable eviction order. She indicated the Tenant has become quite agitated and has canceled direct deposit authorization for her rent. She testified that the Tenant calls frequently, is aggressive toward staff, and has damaged the Landlord's property. She has not been able to discuss a payment plan with the Tenant due to the Tenant's lack of cooperation.
10. The Tenant is a 76 year old woman with little family in the area. She was aggressive when the hearing started and I had some concerns about some of the allegations she made against the Landlord, however, ultimately it appears she understood the nature of the proceedings, including the relevant issues and the potential consequences.
11. She participated actively and complained that her accounts have been frozen by the RCMP, and that staff are entering her unit and stealing her belongings when she is not there. When asked why she has stopped paying rent she became quite agitated, but did not answer the question. When asked how much time she needed to relocate, she indicated she would probably die before she could move. She indicated that she is involved before the criminal courts, and so I hesitate to disrupt her stable housing while her matters are disposed of. I find that she is very vulnerable given her age, her psychological state, and her lack of social support.
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 delay eviction until April 30, 2026, pursuant to subsection 83(1)(b) of the Act.

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:**
 - \$22,120.00 if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$23,037.00 if the payment is made on or before April 11, 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 11, 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 \$21,009.60. 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 \$30.15 per day for the use of the unit starting February 25, 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 April 12, 2026.

March 31, 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 12, 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	\$21,934.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$22,120.00

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	\$22,851.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$23,037.00

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

Rent Owing To Hearing Date	\$20,823.60
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$21,009.60
Plus daily compensation owing for each day of occupation starting February 25, 2026	\$30.15 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	