



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

File Number: LTB-L-001455-26

In the matter of: ROOM 4, 25 KAWARTHA HEIGHTS
BOULEVARD PETERBOROUGH ON K9J 1N5

Between: Dominic Adesanya Landlord

and

Pauline Uzundu Tenant

Dominic Adesanya (the 'Landlord') applied for an order to terminate the tenancy and evict Pauline Uzundu (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 12, 2026.

The Landlord and Tenant attended at the hearing.

Determinations:

1. The Landlord testified that he served the Tenant with the Notice to End Tenancy Early for Non-payment of Rent (N4 Notice) on November 22, 2025, by placing the document under the door of the rental unit. The Tenant did not recall the exact date she was served with the notice but confirms receipt of the N4. Based on the evidence before me, I find that the N4 notice was served 14 days before the termination date set out in the N4 Notice.
2. The Landlord requested that I amend the application to include the month of July 2025. Given that the rental period July 1, 2025 to July 31, 2025 was set out on the N4 notice, I consented to the amendment. The Tenant did not object.

L1 Application

3. 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.
4. As of the hearing date, the Tenant was still in possession of the rental unit.

5. It is undisputed that the lawful rent is \$725.00. It is due on the 1st day of each month. The Tenant has not made any payments since the application was filed. The rent arrears owing to March 31, 2026, are \$5,650.00.
6. Based on the Monthly rent, the daily rent/compensation is \$23.84. This amount is calculated as follows: \$725.00 x 12, divided by 365 days.
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. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of 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 *Residential Tenancies Act, 2006* (the 'Act').
10. The parties were unsuccessful resolving the issue of rent arrears through a payment plan. The Landlord sought an eviction order for termination and eviction with 11 days for the Tenant to pay off all outstanding amounts and void the order.
11. The Tenant is unemployed and attending school. She requested that I delay the eviction to June 2026. While the Landlord submitted that further delay or payment plan would cause prejudice, no documentary evidence was provided in support of that position. Therefore, based on the evidence before me I find that a brief postponement to April 30, 2026 is reasonable to allow the Tenant an opportunity to preserve her tenancy, or if necessary, secure alternative accommodation.

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 Board in trust:**
 - \$5,836.00 if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.
- OR**
- \$6,561.00 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 Board 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 \$5,397.08. 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 \$23.84 per day for the use of the unit starting March 13, 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

Adeela Alvez

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	\$5,650.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$5,836.00

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	\$6,375.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$6,561.00

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

Rent Owing To Hearing Date	\$5,211.08
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$5,397.08
Plus daily compensation owing for each day of occupation starting March 13, 2026	\$23.84 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	