



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

File Number: LTB-L-001582-26

In the matter of: Lower, 6 BROADMORE AVE
ST CATHARINES ON L2M6A5

Between: 1956636 ONTARIO LTD Landlord

And

Amelie Danis Tenant

1956636 ONTARIO LTD (the 'Landlord') applied for an order to terminate the tenancy and evict Amelie Danis (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's legal representative Josh MacDougall, the Tenant's legal representative Frank Mucci, 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 \$1,588.75. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$52.23. This amount is calculated as follows: \$1,588.75 x 12, divided by 365 days.
5. The Tenant has paid \$3,177.50 to the Landlord since the application was filed.
6. The rent arrears owing to March 31, 2026 are \$4,888.75. This amount was not in dispute.
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 \$1,550.00 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 \$65.15 is owing to the Tenant for the period from June 1, 2024 to March 23, 2026.

Relief from eviction

10. The Tenant testified that she moved into the rental unit in June 2024. In August 2024, she suffered a back injury. In February 2025, she experienced a family medical emergency while simultaneously being accepted into an academic program. She encountered delays in receiving OSAP funding and applied for Ontario Works to obtain interim financial support. In August 2025, she was involved in a motor vehicle accident, and rent arrears began to accumulate the following month in September 2025.
11. The Tenant is currently employed full time and earns between \$400.00 and \$700.00 per week. She seeks an order to pay the monthly rent on time in addition to \$250.00 per month toward the arrears. The Tenant also intends to make a lump-sum payment of \$2,500.00 towards the arrears upon receiving her tax refund.
12. I have considered all of the circumstances disclosed, 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 June 30, 2026, pursuant to subsection 83(1)(b) of the Act.
13. I found the Tenant's testimony to be credible, and I am satisfied that she genuinely intends to meet her obligations to pay rent going forward. Given the Tenant's commitment to apply her entire tax refund toward the arrears, I find that postponing the eviction is more appropriate than imposing a payment plan. This postponement will provide the Tenant with additional time to void the eviction order and preserve the tenancy.

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:**
 - \$5,074.75 if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$6,663.50 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$8,252.25 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$9,841.00 if the payment is made on or before June 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 June 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 June 30, 2026.**
 5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$3,072.14. 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 \$52.23 per day for the use of the unit starting March 24, 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 June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.
 8. If the unit is not vacated on or before June 30, 2026, then starting July 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 July 1, 2026.

March 30, 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 expires on January 1, 2027 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	\$8,066.25
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,177.50
Total the Tenant must pay to continue the tenancy	\$5,074.75

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	\$9,655.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,177.50
Total the Tenant must pay to continue the tenancy	\$6,663.50

C. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before May 31, 2026

Rent Owing To May 31, 2026	\$11,243.75
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,177.50
Total the Tenant must pay to continue the tenancy	\$8,252.25

D. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 30, 2026

Rent Owing To June 30, 2026	\$12,832.50
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,177.50
Total the Tenant must pay to continue the tenancy	\$9,841.00

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

Rent Owing To Hearing Date	\$7,678.79
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,177.50
Less the amount of the last month's rent deposit	- \$1,550.00
Less the amount of the interest on the last month's rent deposit	- \$65.15
Total amount owing to the Landlord	\$3,072.14
Plus daily compensation owing for each day of occupation starting March 24, 2026	\$52.23 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	