



Order under Section 69 Residential Tenancies Act, 2006

Citation: 10888052 Canada Inc. v Anderson, 2026 ONLTB 26309

Date: 2026-03-27

File Number: LTB-L-003439-26

In the matter of: 433 ADELAIDE ST N
LONDON ON N6B3H7

Between: 10888052 Canada Inc. Landlord

And

Nicole Anderson Tenant

10888052 Canada Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Anderson (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 legal representative, Carmen Dawdy, 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 \$950.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$31.23. This amount is calculated as follows: \$950.00 x 12, divided by 365 days.
5. The Tenant has paid \$5,700.00 to the Landlord since the application was filed.
6. The rent arrears owing to March 31, 2026, are \$4,750.00.
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 Tenant does not dispute the arrears owing. The Tenant requested that the Board consider a payment plan order as the Tenant is just waiting for her medical approval to clear and then will be working full-time driving a school bus. The Tenant was unaware if she would be paid for a full 8-hour day or only during the hours she would be required to drive the school bus route both before and after school.
10. The Tenant stated their current net income per month is approximately \$2,673.00 from Ontario Works, Child Tax Benefit, and child support. A detailed examination of the Tenant's core monthly expenses including rent revealed that, at present, the Tenant has \$3.00 remaining at the end of each month. The Tenant lives with her 4 children in the rental unit aged 19, 18, 16, and 14.
11. I am not satisfied that the Tenant can manage a payment plan. Although the Tenant stated that she expects to begin full-time employment, this has not yet been confirmed. The Tenant also remains uncertain whether she will be paid for full workdays or only for the specific hours spent driving the school bus. Further, any increase in employment income may reduce the Tenant's Ontario Works benefits. As a result, the proposed employment may not improve the Tenant's overall financial situation.
12. I have considered that the Tenant has 4 children living with her. I have also considered the Landlord's legal representative submission that the Landlord is a small corporation and is affected financially by the Tenant's arrears. The Landlord's legal representative submitted that despite this, the Landlord is agreeable to extending the eviction order by 30 days.
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 not be unfair to postpone the 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:**
 - \$4,936.00 if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$5,886.00 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 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 \$4,579.37. 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 \$31.23 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

Melissa Anjema

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	\$10,450.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,700.00
Total the Tenant must pay to continue the tenancy	\$4,936.00

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	\$11,400.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,700.00
Total the Tenant must pay to continue the tenancy	\$5,886.00

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

Rent Owing To Hearing Date	\$10,093.37
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,700.00
Total amount owing to the Landlord	\$4,579.37
Plus daily compensation owing for each day of occupation starting March 20, 2026	\$31.23 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	