



Order under Section 78(6) Residential Tenancies Act, 2006

File Number: LTB-L-007288-26

In the matter of: 412, 460 ST. LAURENT BLVD
OTTAWA ON K1K4Z2

Between: 6881530 Canada Inc. Landlord

And

Francis Roland Charron Tenant

6881530 Canada Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Francis Roland Charron (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant failed to meet a condition specified in the order issued by the LTB on with respect to application LTB-L-106007-24.

A hearing was held by videoconference on March 4, 2026 to consider this application.

Only the Landlord's agent, Gabrielle Charron-Cyr, attended the hearing.

As of 1:46 p.m., 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:

1. The order provides that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenant to terminate the tenancy and evict the Tenant if the Tenant does not meet certain conditions in the order.

The breach

2. I find that the Tenant did not meet the following condition specified in the order:
 - a) **The Tenant failed to pay the rent for the month of January 2026 on or before January 1, 2026.**
3. The application was filed within 30 days of the breach.

Arrears owing

4. The previous application includes a request for an order for the payment of arrears of rent and the order requires the Tenant to make payments by specific due dates. Accordingly, in addition to eviction, the Landlord is entitled to request an order for the payment of arrears owing.
5. The Tenant was ordered to pay \$7,976.00 for rent arrears and the application filing fee in the previous order.
6. GC's evidence was that the only payments toward rent or arrears that the Tenant has made since the previous order was issued on April 3, 2025 are the payments identified in the Landlord's application.
7. The Tenant has paid \$1,570.00 toward the rent arrears. The amount that is still owing from that order is \$6,406.00 and that amount is included in this order. This order replaces order LTB-L-106007-24.
8. Since the date of the previous order, the Tenant has failed to pay the full rent that became owing for the period from May 1, 2025 to March 4, 2026. The total rent charged from May 1, 2025 to March 4, 2026 is \$24,921.52. The Tenant paid a total of \$10,930.00 in rent for this period. The Tenant has therefore accumulated an additional \$13,991.52 in rent arrears. The total amount the Tenant owes up to March 4, 2026 is \$20,397.52.
9. The Landlord is entitled to daily compensation from starting March 5, 2026 until the date the Tenant moves out of the unit at a daily rate of \$80.38. This amount is calculated as follows: \$2,445.00 x 12 months, divided by 365 days.
10. There is no rent deposit.

Section 83 considerations

11. GC was not aware of any circumstances of the Tenant that should be considered relative to whether eviction should be delayed or denied.
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 be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. Order LTB-L-106007-24 is cancelled.
2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 13, 2026.
3. If the unit is not vacated on or before April 13, 2026, then starting April 14, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

4. 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 14, 2026.
5. The Tenant shall pay to the Landlord \$20,397.52*. This amount represents the rent owing up to March 4, 2026 and the cost of filing the previous application.
6. The Tenant shall also pay to the Landlord \$80.38 per day for compensation for the use of the unit starting March 5, 2026 to 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 13, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 14, 2026 at 4.00% annually on the balance outstanding.

April 2, 2026
Date Issued

Mark Melchers
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 14, 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.

* Refer to the attached Summary of Calculations Table.

SUMMARY OF CALCULATIONS TABLE**Amount the Tenant must pay the Landlord:**

Reason for amount owing	Period	Amount
Amount of arrears owing from previous order	Up to April 30, 2025	\$6,406.00
New Arrears	From May 1, 2025 to March 4, 2026	\$13,991.52
Plus daily compensation owing for each day of occupation starting March 5, 2026		\$80.38 (per day)
Total the Tenant must pay the Landlord:	\$20,397.52 + \$80.38 per day starting March 5, 2026	