



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

**File Number:** LTB-L-097421-25

**In the matter of:** 431 OLD ST. PATRICK ST  
OTTAWA ON K1N5L2

**Between:** Ottawa Community Housing Corp. Landlord

**And**

Kayla Duncan Tenant

Ottawa Community Housing Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Kayla Duncan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 19, 2026.

Only the Landlord's agent Debbie Dawson attended the hearing.

As of 10:00 a.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 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 \$1,156.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$38.01. This amount is calculated as follows: \$1,156.00 x 12, divided by 365 days.
5. The Tenant has paid \$477.00 to the Landlord since the application was filed.
6. The rent arrears owing to February 28, 2026 are \$5,982.00.

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.
9. The Landlord submitted that the Tenant did not provide any of the required documents to maintain her rent subsidy, and consequently the Tenant lost the subsidy in September 2025. Ontario Works pays the subsidized rent amount directly to the Landlord.
10. The Landlord left a message for the Tenant on October 15, 2025 and sent a letter stating what was required to reinstate the subsidy. The Tenant did not respond by November 19, 2025, at which time the Landlord served the N4 Notice. The update sheet was provided by mail and email inviting the Tenant to contact the Landlord, but no response was received.
11. The Tenant resides in the rental unit with two children, and the Landlord requested an extension of time to March 31, 2026. Due to the date of this order, the Tenant has already had benefit of an extension of time. However, 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 27, 2026 pursuant to subsection 83(1)(b) of the Act. I find that this further opportunity for the Tenant to preserve the tenancy, while inconvenient for the Landlord, does not arise to the level of unfairness.

**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 (less any payments made since the date of hearing):**
    - \$7,324.00 if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.
- OR**
- \$8,480.00 if the payment is made on or before April 27, 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 27, 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 27, 2026.**
  5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$5,734.19. 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 \$38.01 per day for the use of the unit starting February 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 27, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 28, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before April 27, 2026, then starting April 28, 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 28, 2026.

**March 30, 2026**  
**Date Issued**

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Margo den Haan  
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 28, 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 <i>(less any payments made since the date of hearing)</i>                      | \$7,615.00        |
| Application Filing Fee                                                                                      | \$186.00          |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed                      | - \$477.00        |
| <b>Total the Tenant must pay to continue the tenancy (less any payments made since the date of hearing)</b> | <b>\$7,324.00</b> |

**B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before April 27, 2026**

|                                                                                                             |                   |
|-------------------------------------------------------------------------------------------------------------|-------------------|
| Rent Owing To April 30, 2026 <i>(less any payments made since the date of hearing)</i>                      | \$8,771.00        |
| Application Filing Fee                                                                                      | \$186.00          |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed                      | - \$477.00        |
| <b>Total the Tenant must pay to continue the tenancy (less any payments made since the date of hearing)</b> | <b>\$8,480.00</b> |

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

|                                                                                                                     |                      |
|---------------------------------------------------------------------------------------------------------------------|----------------------|
| Rent Owing To Hearing Date                                                                                          | \$6,025.19           |
| Application Filing Fee                                                                                              | \$186.00             |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed                              | - \$477.00           |
| <b>Total amount owing to the Landlord</b>                                                                           | <b>\$5,734.19</b>    |
| Plus daily compensation owing for each day of occupation starting February 20, 2026                                 | \$38.01<br>(per day) |
| **Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00. |                      |