



Order under Section 69 Residential Tenancies Act, 2006

Citation: Westwood Holdings Inc. v Bossio, 2026 ONLTB 26713

Date: 2026-03-31

File Number: LTB-L-004413-26

In the matter of: 11A, 2451 QUEEN ST E
TORONTO ON M4E1H7

Between: Westwood Holdings Inc. Landlord

And

Eduardo James Bossio Tenants
Shannon Mccoy

Westwood Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Eduardo James Bossio and Shannon Mccoy (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 24, 2026.

The Landlord's Legal Representative, B. Rubin, and the Tenant, Eduardo James Bossio (EJB), attended the hearing.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,046.08. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$67.27. This amount is calculated as follows: \$2,046.08 x 12, divided by 365 days.
5. The Tenants have paid \$2,000.00 to the Landlord since the application was filed.
6. The parties agree that the rent arrears owing to March 31, 2026, are \$12,172.26.

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 \$1,900.00 from the Tenants 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 \$154.96 is owing to the Tenants for the period from December 1, 2022, to March 24, 2026.
10. 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.
11. The Tenant, EJB, testified that the other Tenant, Shannon Mccoy (SM), has not lived at the unit since 2023. SM has also left their two-year-old baby with EJB. EJB cannot work full-time hours since he has to take care of the child. This has affected his business and his income. EJB's current income is Ontario Works and the Child Tax Benefit which is not enough to pay for rent. EJB is hopeful that once his seasonal business takes off in April 2026, he may be able to enter into a payment plan.
12. A joint tenancy cannot be severed arbitrarily by one tenant moving out of the rental unit. In a joint tenancy, there is a single tenancy agreement, and the Tenants are jointly and severally (individually) liable for the payment of the entire rent for the rental unit. All parties to the agreement including the Landlord have to agree to sever the joint tenancy. The implication of requiring consent from all parties to remove a tenant who moves out from the lease was discussed in *Properties v. Northmore*, [2018 CanLII 153456 \(ON LTB\)](#). Therefore, I find that even though SM has moved out of the rental unit, she continues to be a party to the application.
13. Considering the evidence shared at the hearing, I cannot grant a payment plan since the Tenants' income cannot sustain a payment plan. I am granting the Tenants time to April 30, 2026 to either pay off the arrears or find alternate accommodation.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$12,358.26 if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$14,404.34 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.

3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have 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 Tenants may only make this motion once during the tenancy.
4. **If the Tenants does not pay the amount required to void this order the Tenants must move out of the rental unit on or before April 30, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$9,871.70. 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 Tenants. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlord compensation of \$67.27 per day for the use of the unit starting March 25, 2026 until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before April 30, 2026, the Tenants 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 31, 2026
Date Issued

Sheena Brar
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 12, 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 Tenants 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	\$14,172.26
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$2,000.00
Total the Tenants must pay to continue the tenancy	\$12,358.26

B. Amount the Tenants 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	\$16,218.34
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$2,000.00
Total the Tenants must pay to continue the tenancy	\$14,404.34

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

Rent Owing To Hearing Date	\$13,740.66
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$2,000.00
Less the amount of the last month's rent deposit	- \$1,900.00
Less the amount of the interest on the last month's rent deposit	- \$154.96
Total amount owing to the Landlord	\$9,871.70
Plus daily compensation owing for each day of occupation starting March 25, 2026	\$67.27 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	