



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

File Number: LTB-L-001166-26

In the matter of: 4B-795 College St.
Toronto, ON M6G1C7

Between: Anchor Property Managers Inc. Landlord

And

Alycia Doering Tenant

Anchor Property Managers Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Alycia Doering (the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on March 11, 2026.

The Landlord's Representative, Sara Mathew, and the Tenant attended the hearing.

The Tenant met with Tenant Duty Counsel prior to the commencement of 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 \$5,300.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$174.25. This amount is calculated as follows: \$5,300.00 x 12, divided by 365 days.
5. The Tenant has paid \$16,475.00 to the Landlord since the application was filed.
6. The Tenant testified that a payment was made the morning of the hearing in the amount of \$2,275.00. The Landlord was unable to confirm the payment. Consequently, a Member Endorsement was issued on March 16, 2026, requiring

the Landlord to file with the LTB confirmation of the status of this payment, after which a final order would be issued for the rental period ending March 31, 2026.

7. At 10:27 a.m. on March 16, 2026, the Landlord's representative confirmed that the Tenant's payment of \$2,275.00 made on March 11, 2026, was received by the Landlord. Ms. Mathew also provided an updated rent ledger which indicated that only the \$186.00 application filing fee was outstanding.
8. However, at 3:07 p.m. on March 16, 2026, the Landlord's representative uploaded to the portal confirmation that the Tenant's \$3,000.00 payment made on March 9, 2026, was returned for insufficient funds. Ms. Mathew also provided an updated rent ledger reflecting rental arrears of \$3,000.00. Accordingly, the outstanding arrears include the amount of the returned payment.
9. The rent arrears owing to March 31, 2026, are therefore \$3,000.00.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
11. The Landlord collected a rent deposit of \$5,300.00 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.
12. Interest on the rent deposit, in the amount of \$68.30 is owing to the Tenant for the period from July 31, 2025, to March 11, 2026.
13. At the hearing the parties agreed the Tenant would pay the outstanding filing fee by March 31, 2026. However, given the \$3,000.00 payment which was returned to the Landlord for insufficient funds, and considering the order issuance date, a standard voidable eviction order has been issued.
14. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including whether the Landlord attempted to negotiate a repayment agreement with the Tenant, 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. 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:**
 - \$8,486.00 if the payment is made on or before April 12, 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 12, 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 12, 2026.**
5. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by \$5,565.55. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$174.25 per day for compensation for the use of the unit starting March 12, 2026, until the date the Tenant moves out of the unit.
6. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
7. If the unit is not vacated on or before April 12, 2026, then starting April 13, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 13, 2026.

April 1, 2026
Date Issued

Ken Audziss
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 13, 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 April 12, 2026

Rent Owing to April 30, 2026	\$24,775.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$16,475.00
Total the Tenant must pay to continue the tenancy	\$8,486.00

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

Rent Owing to Hearing Date, March 11, 2026	\$16,091.75
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$16,475.00
Less the amount of the last month's rent deposit	- \$5,300.00
Less the amount of the interest on the last month's rent deposit	- \$68.30
Total amount owing to the Landlord	\$(5,565.55)
Plus, daily compensation owing for each day of occupation starting March 12, 2026	\$174.25 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	