



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

File Number: LTB-L-099611-25

In the matter of: 208, 31 MCEWEN AVE
OTTAWA ON K2B5K6

Between: Ottawa Community Housing Corp. Landlord

And

Lance Wong Tenant

Ottawa Community Housing Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Lance Wong (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 10:07 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 \$1,218.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$40.04. This amount is calculated as follows: \$1,218.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to February 28, 2026 are \$5,783.00.

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 rental unit is a rent-geared-to-income unit. The Landlord submitted that in May 2025, the Tenant entered into a payment arrangement for arrears of rent. He paid as agreed from June to September 2025. In October, the Tenant did not pay any rent or the agreed payment toward arrears and the Landlord has received no payment since then.
10. The Tenant did not file the required documents to maintain his rent subsidy, and the subsidy was lost December 2025. The Landlord has sent the Tenant letters about the rent arrears, breach of the payment plan, and the subsidy documents, as well as resources for the Tenant to access for payment assistance or housing options.
11. 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 28, 2026 pursuant to subsection 83(1)(b) of the Act. The Tenant did not attend the hearing and therefore I do not have benefit of any submissions with respect to relief from eviction. The Landlord stated that the Tenant is a senior on a limited income.
12. I am mindful that as of the date of the hearing, the Tenant had not made any payments in five months and has not communicated with the Landlord. Subsidized housing is in high demand and there is a long waiting list.
13. Due to the date of this order, the Tenant has already had benefit of delay to explore options for payment or alternate housing. Because the Tenant is a senior with a fixed income, I find that a slight further delay will provide a final opportunity to preserve the tenancy or make alternate arrangements. Any further delay would be unfair to the Landlord.

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 the hearing*):
 - \$8,405.00 if the payment is made on or before April 28, 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 28, 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 28, 2026.**

5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$5,511.76. 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 \$40.04 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 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 29, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before April 28, 2026, then starting April 29, 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 29, 2026.

April 7, 2026
Date Issued

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 29, 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 28, 2026

Rent Owing To April 30, 2026 <i>(less any payments made since the date of the hearing)</i>	\$8,219.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy <i>(less any payments made since the date of the hearing)</i>	\$8,405.00

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

Rent Owing To Hearing Date	\$5,325.76
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$5,511.76
Plus daily compensation owing for each day of occupation starting February 20, 2026	\$40.04 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	