



Order under Section 69 Residential Tenancies Act, 2006

Citation: Desjardins, Mireille C/O DORE Property Management v Onamusi, 2026 ONLTB 27924

Date: 2026-04-08

File Number: LTB-L-087705-25

In the matter of: 1861 STONEHENGE CRES
Ottawa ON K1B4N7

Between: Desjardins, Mireille C/O DORE Property Management Landlord

And

Moradeyo Onamusi Tenants
Ajibike Olayiwola

Desjardins, Mireille C/O DORE Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Moradeyo Onamusi and Ajibike Olayiwola (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 15, 2026.

The Landlord's agent Martin Gauthier, the Landlord's Legal Representative Anne Skelly and the Tenants 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 \$2,016.16. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$66.28. This amount is calculated as follows: \$2,016.16 x 12, divided by 365 days.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to January 31, 2026, are \$10,080.80.

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 \$1,850.00 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 \$188.62 is owing to the Tenants for the period from May 1, 2021, to January 15, 2026.

Section 83 Considerations

10. The Tenants acknowledged the arrears and testified that they had tried to work out a payment arrangement with the Landlord. When the Tenants had moved into the unit in 2021, both were working however, now only one of the Tenants is working
11. The Tenants testified that they have now adjusted their finances and requested a payment plan whereby the Tenants would pay the lawful monthly rent, plus an additional \$300.00 per month to repay the arrears. This re-payment plan would take approximately 30 months to complete.
12. The Tenants were asked about their income to determine how they would be able to pay \$2,316.16 per month to repay the arrears plus their rent and based on the information provided, I am not satisfied that the proposed payment plan is viable. The Tenants asked for a review of the payment plan every six months to determine its viability or to increase the payments, which says to me that the Tenants do not have a steady income. Considering the Tenants have paid nothing towards the rent for five months despite seemingly making enough money to cover same, I am not sure the Tenants will be able to prioritize getting these payments made.
13. The Tenants have two children and as such, will be given until April 30, 2026 to either void the order or find a new unit.
14. 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.

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:**
 - \$16,315.28 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 do 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 \$7,206.22. 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 \$66.28 per day for the use of the unit starting January 16, 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.

April 8, 2026
Date Issued

Jagger Benham
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 November 1, 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 April 30, 2026

Rent Owing To April 30, 2026	\$16,129.28
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$16,315.28

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

Rent Owing To Hearing Date	\$9,058.84
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,850.00
Less the amount of the interest on the last month's rent deposit	- \$188.62
Total amount owing to the Landlord	\$7,206.22
Plus daily compensation owing for each day of occupation starting January 16, 2026	\$66.28 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	