



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

File Number: LTB-L-098261-25

In the matter of: Main Floor, 21 CARDINAL PL
TORONTO ON M4N2S2

Between: 2553885 Ontario Limited c/o Englemount Landlord
REMS Corp

And

BRENDA CLARK Tenant

2553885 Ontario Limited c/o Englemount REMS Corp (the 'Landlord') applied for an order to terminate the tenancy and evict BRENDA CLARK (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Tenant attended the hearing. The Landlord was represented by Emily Barbaty.

Post-hearing submissions were completed by the Tenant March 11, 2026

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 \$3,192.32. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$104.95. This amount is calculated as follows: \$3,192.32 x 12, divided by 365 days.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. There is no last month's rent deposit.

Relief from Eviction

9. The Tenant does not dispute the amount of rent arrears. The issue before the Board is whether it is appropriate to grant relief from eviction pursuant to s. 83 of the *Residential Tenancies Act, 2006* (the 'Act').
10. Section 83 of the Act requires the Board, when hearing an application for eviction, to consider whether there are any circumstances that support granting relief from eviction.
11. The Tenant acknowledges that the rent is unsustainable but asks the Board to delay eviction until May 31, 2026. The Tenant has lived in the rental unit for 11 years and requires additional time to vacate.
12. The Landlord opposes any relief from eviction and submits that the Tenant has made only minimal rent payments since the notice of termination was served.
13. At the hearing, the Tenant submitted that she could pay three months' rent by March 1, 2026, to reduce any prejudice to the Landlord resulting from an extended termination date.
14. The Tenant paid the Landlord \$9,577.00 on March 11, 2026. Although the payment was made later than proposed, I find that it was sufficient to minimize the prejudice to the Landlord arising from an extended termination date. Given the length of the tenancy, I find it appropriate to grant the Tenant's request for relief from eviction in the form of a delayed termination date.
15. I have considered all of the disclosed circumstances in accordance and find that it would not be unfair to postpone the eviction until May 31, 2026 pursuant to subsection 83(1)(b) 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:**
 - \$12,943.56 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.
- OR**
- \$16,135.88 if the payment is made on or before May 31, 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 May 31, 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 May 31, 2026.**

5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$4,521.05. 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 \$104.95 per day for the use of the unit starting February 12, 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 May 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before May 31, 2026, then starting June 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 June 1, 2026.

April 2, 2026
Date Issued

Bryan Delorenzi
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 December 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 Tenant 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	\$23,398.56
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$10,641.00
Total the Tenant must pay to continue the tenancy	\$12,943.56

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before May 31, 2026

Rent Owing To May 31, 2026	\$26,590.88
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$10,641.00
Total the Tenant must pay to continue the tenancy	\$16,135.88

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

Rent Owing To Hearing Date	\$14,976.05
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$10,641.00
Total amount owing to the Landlord	\$4,521.05
Plus daily compensation owing for each day of occupation starting February 12, 2026	\$104.95 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	