



Order under Section 69 Residential Tenancies Act, 2006

Citation: MERRICK v KELLY, 2026 ONLTB 28157

Date: 2026-04-09

File Number: LTB-L-007187-26

In the matter of: 1, 22 KIRKPATRICK STREET
KIRKLAND LAKE ON P2N2G9

Between: Ivan Merrick Landlord

And

Spencer Kelly Tenant

Ivan Merrick (the 'Landlord') applied for an order to terminate the tenancy and evict Spencer Kelly (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 19, 2026.

The Landlord, the Tenant, and Tenant support Danny Benoit attended 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 \$1,490.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$48.99. This amount is calculated as follows: \$1,490.00 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 \$18,515.00.
7. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$1,450.00 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.
9. Interest on the rent deposit, in the amount of \$76.67 is owing to the Tenant for the period from January 1, 2024 to February 19, 2026.
10. The Landlord testified that there are four rental units in the residential complex and he has been experiencing financial distress due to not receiving income.
11. The Tenant submitted that he receives his income from the Ontario Disability Support Program (\$1,000.00 monthly) and resides in the rental unit with two roommates. He agreed that the amount of rent arrears claimed by the Landlord "could be right."
12. The Tenant did not explain why he has not paid rent for approximately one year other than to say that his mother had passed away. He did not explain why no payments at all were made despite three adults residing in the rental unit other than to say that he cannot afford the rental unit and needs two months to move out.
13. 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. Due to the date of this order the Tenant has already had benefit of delay from eviction and any further delay would be unfair to the Landlord considering the length of time that the Tenant has failed to pay any rent.

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*):
 - \$21,696.00 if the payment is made on or before April 20, 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 20, 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 20, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$16,630.14. 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 Tenant. See Schedule 1 for the calculation of the amount owing.

6. The Tenant shall also pay the Landlord compensation of \$48.99 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 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 21, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before April 20, 2026, then starting April 21, 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 21, 2026.

April 9, 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 21, 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 20, 2026

Rent Owing To April 30, 2026 <i>(less any payments made since the date of the hearing)</i>	\$21,495.00
Application Filing Fee	\$201.00
Total the Tenant must pay to continue the tenancy <i>(less any payments made since the date of the hearing)</i>	\$21,696.00

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

Rent Owing To Hearing Date	\$17,955.81
Application Filing Fee	\$201.00
Less the amount of the last month's rent deposit	- \$1,450.00
Less the amount of the interest on the last month's rent deposit	- \$76.67
Total amount owing to the Landlord	\$16,630.14
Plus daily compensation owing for each day of occupation starting February 20, 2026	\$48.99 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	