



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

File Number: LTB-L-010415-26

In the matter of: Unit 4, 1572 NORTH SHORE DR
LOWBANKS ON N0A1K0

Between: Miles Lapenotiere Landlord

And

Kayla Black Tenants
Shelley Heska

Miles Lapenotiere (the 'Landlord') applied for an order to terminate the tenancy and evict Kayla Black and Shelley Heska (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 9, 2026.

The Landlord, Miles Lapenotiere, the Landlord's Representative, Ed Alexander, and the Tenants, Kayla Black and Shelley Heska, 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 \$1,800.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$59.18. This amount is calculated as follows: \$1,800.00 x 12, divided by 365 days.
5. The Tenants have not made any payments since the application was filed.
6. The parties agree that the rent arrears owing to April 30, 2026, are \$24,800.00.
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. 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.
10. The Tenant, Shelley Haska, testified that due a family member being diagnosed with cancer, her daughter was unable to work. Her source of income is Old Age Security. Her daughter, Kayla Black (KB), who is also a disabled person, has now found a job starting April 13, 2026. KB has two children aged 3 and 16 years and receives Canada Child Benefit. The Tenants would like to stay and make a payment plan.
11. The Landlord opposes the long payment plan but is open to a delay in eviction.
12. I do not find the tenancy is viable. The Tenants have not made any rent payments in almost a year even when they had some income coming in. The rent arrears are substantial and the payment plan of \$300-\$400 a month is unreasonable. Keeping the Tenants personal circumstances in mind, I am granting the Tenants a delay to May 31, 2026, to find alternate accommodation or find resources to pay off the arrears.

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:**
 - \$24,986.00 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$26,786.00 if the payment is made on or before May 31, 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 May 31, 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 May 31, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$23,718.62. 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 Tenants shall also pay the Landlord compensation of \$59.18 per day for the use of the unit starting April 10, 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 May 31, 2026, the Tenants 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 15, 2026
Date Issued

Sheena Brar
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 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	\$24,800.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$24,986.00

B. Amount the Tenants 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	\$26,600.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$26,786.00

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

Rent Owing to Hearing Date	\$23,532.62
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$23,718.62
Plus, daily compensation owing for each day of occupation starting April 10, 2026	\$59.18 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	