



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

File Number: LTB-L-007919-26

In the matter of: 413, 510 MAPLE AVE
BURLINGTON ON L7S1M5

Between: Maple Avenue Properties Ltd Landlord

And

Robert Harnish Tenant

Maple Avenue Properties Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Robert Harnish (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 13, 2026.

Only the Landlord's Representative, Mark Ciobotaru, attended the hearing.

The Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. The Landlord's representative indicated that the Tenant informed him that he could not attend the hearing because he had a court appearance. The Landlord's representative indicated that he told the Tenant he still needed to attend. The hearing proceeded with only the Landlord's evidence. The Tenant did not follow the Board's processes by filing a request to reschedule. The Tenant did not attend the hearing to request an adjournment nor did the Tenant provide the Board with any supporting documentation about their court appearance.

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 \$1,580.22. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$51.95. This amount is calculated as follows: \$1,580.22 x 12, divided by 365 days.
5. The Tenant has paid \$4,724.66 to the Landlord since the application was filed.

6. The rent arrears owing to April 30, 2026, are \$555.00.
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'), 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. The Landlord was agreeable to a postponement to that date.

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:**
 - \$741.00 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.
- OR**
- \$2,321.22 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. As of the date of the hearing, the amount the Tenant is required to pay the Landlord is -\$163.87. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$51.95 per day for compensation for the use of the unit starting April 14, 2026, until the date the Tenant moves out of the unit.
 6. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
 7. 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.
 8. 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 17, 2026
Date Issued

Amanda Kovats
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	\$5,279.66
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,724.66
Total the Tenant must pay to continue the tenancy	\$741.00

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	\$6,859.88
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,724.66
Total the Tenant must pay to continue the tenancy	\$2,321.22

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

Rent Owing to Hearing Date	\$4,374.79
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$4,724.66
Total amount owing to the Landlord	\$(163.87)
Plus, daily compensation owing for each day of occupation starting April 14, 2026	\$51.95 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	