



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

File Number: LTB-L-087464-25

In the matter of: 3501, 195 COMMERCE ST
CONCORD ON L4K0P9

Between: Jinghua Deng Landlord

And

Kristina Acosta Tenant

Jinghua Deng (the 'Landlord') applied for an order to terminate the tenancy and evict Kristina Acosta (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 7, 2026.

The Landlord, the Landlord's Representative Julie Jing Zhu and the Tenant 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 \$1,825.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$60.00. This amount is calculated as follows: \$1,825.00 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 January 31, 2026 are \$7,300.00.
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 \$1,825.00 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 \$8.61 is owing to the Tenant for the period from October 18, 2025 to January 7, 2026.
10. The Landlord is seeking a standard order terminating the tenancy, with an eviction date 11 days from the date of this order. The Landlord submitted that he was a small landlord and because of the Tenant not paying her rent, he is having financial troubles and has used all of his savings to cover the shortfall. He further submitted that the 12-month payment plan the Tenant suggested is too long and would continue to cause financial hardship.
11. The Tenant testified that she was unable to pay any rent because she was off work, but she was planning on returning to work in the next few weeks.
12. The Tenant proposed a repayment plan in the amount of \$623.84 per month until the arrears are paid in full. She testified that she would be able to pay the rent and arrears payments from her savings.
13. 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 be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
14. The reason I have not ordered a conditional payment plan as the Tenant requested, is because a payment plan would be unrealistic according to the Tenant's budget. The Tenant did not provide any information on when she will actually be returning to work or how she would be able to cover the payments while waiting to return to work.

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:**
 - \$12,961.00 if the payment is made on or before April 26, 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 26, 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 26, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$4,247.39. 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 \$60.00 per day for the use of the unit starting January 8, 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 26, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 27, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before April 26, 2026, then starting April 27, 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 27, 2026.

April 15, 2026
Date Issued

Brenda Mercer
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 27, 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 26, 2026

Rent Owing To April 30, 2026	\$12,775.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$12,961.00

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

Rent Owing To Hearing Date	\$5,895.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,825.00
Less the amount of the interest on the last month's rent deposit	- \$8.61
Total amount owing to the Landlord	\$4,247.39
Plus daily compensation owing for each day of occupation starting January 8, 2026	\$60.00 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	