



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-009482-26

In the matter of: 13 Summer Street
Deep River ON K0J1P0

Between: Jane Eyre Woodcroft Landlord

And

Dale Conway (DC) Tenants
Arielle Conway (AC)

Jane Eyre Woodcroft (the 'Landlord') applied for an order to terminate the tenancy and evict Dale Conway and Arielle Conway (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 8, 2026.

The Landlord, the Landlord's Agent, Frank Shea, and the Tenants attended the hearing. The Tenants had the opportunity to speak with TDC prior to 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 \$2,246.20. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$73.85. This amount is calculated as follows: \$2,246.20 x 12, divided by 365 days.
5. The Tenants have paid \$1,600.00 to the Landlord since the application was filed.
6. The rent arrears owing to April 30, 2026 are \$5,534.80. The Tenants did not contest the amount of arrears being sought by the Landlord.
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 \$2,200.00 from the Tenants 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 \$70.70 is owing to the Tenants for the period from December 6, 2024 to April 8, 2026.

Relief from Eviction

10. 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 15, 2026 pursuant to subsection 83(1)(b) of the Act.
11. The Tenants asked for additional time to pay. Tenant DC indicated that he will be starting full-time employment as of April 20, 2026 and that this should dramatically improve the Tenants' financial circumstances.
12. The Tenants disclosed that that they are currently behind on paying their Hydro bill and that they are subject to two (2) garnishments, one of which flows from a previous LTB rent arrears order (LTB-L-070048-25). They indicated that they are seeking support through an Ontario Works (OW) homelessness prevention program and are meeting with their bank to obtain a loan to cover off all of their arrears. The Tenants stated that they intend to pay the Landlord an additional \$1,600.00 on April 21, 2026.
13. The Tenants indicated that they have been looking for a new place to live, but that the market is difficult in Deep River. The Tenants live in the rental unit with their 14-year-old child and disclosed that they suffer from various health issues.
14. The Landlord submitted that she is facing financial difficulties due to the non-payment of rent and that she has tried hard to work with the Tenants. The Landlord is seeking an immediate termination of the tenancy.
15. Based on the evidence before me, I have concerns with the continuing viability of this tenancy. However, given that the Tenants appear to have several potential options available to them to address the outstanding arrears (including OW, new employment and their bank), I am prepared to briefly extend the termination date of this tenancy to May 15, 2026.

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:**
 - \$5,720.80 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$7,967.00 if the payment is made on or before May 15, 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 15, 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 15, 2026.**
 5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$1,794.70. 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 Tenants. See Schedule 1 for the calculation of the amount owing.
 6. The Tenants shall also pay the Landlord compensation of \$73.85 per day for the use of the unit starting April 9, 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 15, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 16, 2026 at 4.00% annually on the balance outstanding.
 8. If the unit is not vacated on or before May 15, 2026, then starting May 16, 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 May 16, 2026.

April 20, 2026
Date Issued

Curtis Smith
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 November 16, 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	\$7,134.80
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$1,600.00
Total the Tenants must pay to continue the tenancy	\$5,720.80

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before May 15, 2026

Rent Owing To May 31, 2026	\$9,381.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$1,600.00
Total the Tenants must pay to continue the tenancy	\$7,967.00

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

Rent Owing To Hearing Date	\$5,479.40
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$1,600.00
Less the amount of the last month's rent deposit	- \$2,200.00
Less the amount of the interest on the last month's rent deposit	- \$70.70
Total amount owing to the Landlord	\$1,794.70
Plus daily compensation owing for each day of occupation starting April 9, 2026	\$73.85 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	