



Order under Section 69 Residential Tenancies Act, 2006

Citation: Park Street United Church Non-Profit c/o M.F Arnsby Property Management Ltd. v
Walker, 2026 ONLTB 32137

Date: 2026-04-22

File Number: LTB-L-011515-26

In the matter of: 40, 40 WEDGEWOOD AVE
CHATHAM ON N7M6J3

Between: Park Street United Church Non-Profit c/o M.F Arnsby Property Management Ltd. Landlord

And

Emily Walker Tenant

Park Street United Church Non-Profit c/o M.F Arnsby Property Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Emily Walker (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 16, 2026.

Only the Landlord's legal representative, J. Smith, attended the hearing.

As of 9:45 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

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 \$145.00. It is due on the 1st day of each month.
4. The Tenant recently had her subsidized rent restored, retroactive to November 2025.
5. Due to restoration of the subsidy, the arrears owing to April 30, 2026, are only \$21.36.

6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord no longer requests a termination order, but rather an order for payment of the amounts owed only.

It is ordered that:

1. The Tenant shall pay the Landlord \$207.36, which includes all arrears and costs owed.
2. If the Tenant does not pay the Landlord the full amount owing on or before May 3, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 4, 2026 at 4.00% annually on the balance outstanding.

April 22, 2026
Date Issued

Nancy Morris
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.