



Order under Section 69 Residential Tenancies Act, 2006

Citation: Baldwin v Jenkins, 2026 ONLTB 32291

Date: 2026-04-24

File Number: LTB-L-012170-26

In the matter of: B, 315 DUFFERIN AVE
BELLEVILLE ON K8N3X6

Between: Richard Benjamin Baldwin Landlord
Sheena Baldwin

And

Terri-Lynn Jenkins Tenant

Richard Benjamin Baldwin and Sheena Baldwin (the 'Landlord') applied for an order to terminate the tenancy and evict Terri-Lynn Jenkins (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 15, 2026.

The Landlords and the Tenant attended the hearing.

Determinations:

Preliminary Issue: Amend application to reflect deposit

1. The Landlords confirmed while not included in their L1 application filing, they requested to amend the application to include the reflection of a rent deposit in the amount of \$1,550.00 as collected by the former landlord on or about October 1, 2024.
2. Noting no prejudice, the application was amended pursuant to LTB rule 15.3.
3. 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.
4. As of the hearing date, the Tenant was still in possession of the rental unit.
5. The lawful rent is \$1,550.00. It is due on the 1st day of each month.

6. Based on the Monthly rent, the daily rent/compensation is \$50.96. This amount is calculated as follows: \$1,550.00 x 12, divided by 365 days.
7. The Tenant has paid \$5,250.00 to the Landlord since the application was filed.
8. The rent arrears owing to April 30, 2026 are \$2,500.00.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Landlord collected a rent deposit of \$1,550.00 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.
11. Interest on the rent deposit, in the amount of \$56.32 is owing to the Tenant for the period from October 1, 2024 to April 15, 2026.
12. The Tenant does not dispute the arrears claimed. She testified that she lost her job in June 2025, was collecting E.I. for 4-5 months and has since transitioned to Ontario Works (OW) benefits collecting \$692.00 per month. She continues to look for a new job, this has been a challenge because she says her skillset is overlooked when she applies for some lower-level positions.
13. While the Tenant would like to preserve her tenancy, she is aware that the current household income is not enough to continue to live here, that is unless she finds employment. The Tenant is seeking two (2) months of delay from eviction to assist her in seeking some assistance from any housing preservation programs or to find alternative housing.
14. The Landlords are seeking a termination of tenancy and an order for arrears.

Relief from eviction

15. 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 June 30, 2026 pursuant to subsection 83(1)(b) of the Act.
16. In making my determination I considered the submissions of the parties, I note that Tenant has made multiple payments to the Landlords before the hearing, showing good faith to pay them as much as possible while facing unemployment. However, as of the date of the hearing there is no evidence before the Board that there are concrete financial changes impending that would allow for a preservation of tenancy on a conditional basis, and the current household income is not sufficient to cover the rent. By providing the extension of time, the Tenant may be afforded additional time to either void this order or find alternative housing. The Landlords are in possession of the last month's deposit, as such the extension of time should not pose additional prejudice to the Landlord.
17. This order contains all of the reasons for the decision within it. No further reasons shall be issued.

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:**
 - \$2,686.00 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$4,236.00 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$5,786.00 if the payment is made on or before June 30, 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 June 30, 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 June 30, 2026.**
5. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by \$234.88. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$50.96 per day for compensation for the use of the unit starting April 16, 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 June 30, 2026, then starting July 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 July 1, 2026.

April 24, 2026
Date Issued

Alicia Johnson
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 January 1, 2027 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	\$7,750.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,250.00
Total the Tenant must pay to continue the tenancy	\$2,686.00

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	\$9,300.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,250.00
Total the Tenant must pay to continue the tenancy	\$4,236.00

C. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 30, 2026

Rent Owing To June 30, 2026	\$10,850.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,250.00
Total the Tenant must pay to continue the tenancy	\$5,786.00

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

Rent Owing To Hearing Date	\$6905.20
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,250.00
Less the amount of the last month's rent deposit	- \$1,550.00
Less the amount of the interest on the last month's rent deposit	- \$56.32
Total amount owing to the Landlord	\$234.88
Plus daily compensation owing for each day of occupation starting April 16, 2026	\$50.96 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	