



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

File Number: LTB-L-107696-25

In the matter of: B-basement, 279 ST PATRICK ST E
FERGUS ON N1M1M5

Between: Anthony Elliott Fuller Landlord
Jennifer Marie Fuller

And

Michael Valeriote Tenant

Anthony Elliott Fuller and Jennifer Marie Fuller (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Valeriote (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord 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 \$1,750.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$57.53. This amount is calculated as follows: \$1,750.00 x 12, divided by 365 days.
5. The Tenant has paid \$1,750.00 to the Landlord since the application was filed.
6. The rent arrears owing to March 31, 2026, are \$5,250.00. The Tenant confirmed the amount of arrears claimed by the Landlord to be correct and did not dispute the amount of the arrears.

7. The Landlord collected a rent deposit of \$1,750.00 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.
8. Interest on the rent deposit, in the amount of \$69.83 is owing to the Tenant for the period from July 1, 2024, to March 16, 2026.

Relief from Eviction

9. The Tenant testified that he is currently in receipt of Ontario Works and has been experiencing difficulty securing employment. He stated that he is working with an employment counsellor through a government employment service and has been actively submitting resumes.
10. The Tenant requested an additional month to determine whether he can obtain employment. He further testified that if he is unsuccessful in securing employment, he would be prepared to vacate the rental unit by the end of April 2026.
11. In response to questions from the Board, the Tenant confirmed that his household income is approximately \$700.00 per month and that his expenses include \$75.00 per month for a phone.

Analysis

12. I have considered all of the evidence before me. While I accept that the Tenant is making efforts to secure employment and has limited financial means, there is no evidence before the Board to establish that the Tenant will be able to pay the ongoing rent or the arrears within a reasonable period of time.
13. The Tenant's current income is significantly below the level required to sustain the tenancy, and his request for additional time is contingent on the possibility of obtaining employment, which remains uncertain. In these circumstances, I find that the tenancy is not viable. I am satisfied that it would be unfair to the Landlord to delay the eviction further. Accordingly, I decline to grant relief from eviction, and the tenancy is terminated.
14. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including whether the Landlord attempted to negotiate a repayment agreement with the Tenant and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

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:**
 - \$7,000.00 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$8,750.00 if the payment is made on or before May 3, 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 3, 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 3, 2026.**
 5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$2,600.65. 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 \$57.53 per day for the use of the unit starting March 17, 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 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.
 8. If the unit is not vacated on or before May 3, 2026, then starting May 4, 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 4, 2026.

April 22, 2026
Date Issued

Nathan Korenberg
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 4, 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	\$8,750.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,750.00
Total the Tenant must pay to continue the tenancy	\$7,000.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before May 3, 2026

Rent Owing To May 31, 2026	\$10,500.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,750.00
Total the Tenant must pay to continue the tenancy	\$8,750.00

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

Rent Owing To Hearing Date	\$6,170.48
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,750.00
Less the amount of the last month's rent deposit	- \$1,750.00
Less the amount of the interest on the last month's rent deposit	- \$69.83
Total amount owing to the Landlord	\$2,600.65
Plus daily compensation owing for each day of occupation starting March 17, 2026	\$57.53 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	