



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

File Number: LTB-L-011972-26

In the matter of: 2611, 7895 JANE ST
CONCORD ON L4K0K2

Between: Anthony Longo Landlord

And

Anne Johnson Tenant

Anthony Longo (the 'Landlord') applied for an order to terminate the tenancy and evict Anne Johnson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord, the Landlord's Support, Vanessa Longo and the Tenant attended the hearing.

As of 10:14 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 \$2,450.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$80.55. This amount is calculated as follows: \$2,450.00 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 April 30, 2026 are \$18,375.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. There is no last month's rent deposit.
9. 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.
10. The Tenant sought an order granting relief from eviction in the form of a payment plan requiring the Tenant to pay an additional \$1,050.00 towards the arrears each month until the arrears are paid in full. The Landlord opposes the Tenant's request for relief from eviction.
11. The Landlord testified that he has attempted to work out a payment plan with the Tenant. The Landlord testified that there is significant prejudice to him in any delay of eviction as the Tenant is also failing to pay the utilities and the Landlord has had to borrow money to pay his bills as a result of the Tenant's failure to pay the rent.
12. The Tenant testified that due to the recent passing of a family member and a leave of absence from work, the Tenant fell into arrears. The Tenant testified she will be returning to work on April 27, 2026, and will be earning a net income of approximately \$6,800.00 per month. The Tenant did not provide any supporting evidence that she will be returning to work or earning the amount she claims.
13. The Tenant has only resided in the rental unit for approximately 10 months and owes over 7 months worth of rent for her short tenancy. Given the Tenant's payment history, the fact that the Tenant has not paid anything since the application was filed and as there was no supporting evidence of the Tenant's return to work date or income, I was not satisfied that the payment plan is viable. Rather, I find, on a balance of probabilities, that it is more likely that the Tenant will not be able to afford the rent and the arrears causing further prejudice to the Landlord.
14. With regards to whether to postpone eviction, I also find that it would be unfair in the circumstances to postpone eviction any further.

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:**
 - \$18,561.00 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$21,011.00 if the payment is made on or before May 2, 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 2, 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 2, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$17,399.80. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$80.55 per day for the use of the unit starting April 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 2, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 3, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before May 2, 2026, then starting May 3, 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 3, 2026.

April 21, 2026
Date Issued

Christopher Lin
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 3, 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	\$18,375.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$18,561.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before May 2, 2026

Rent Owing To May 31, 2026	\$20,825.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$21,011.00

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

Rent Owing To Hearing Date	\$17,213.80
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$17,399.80
Plus daily compensation owing for each day of occupation starting April 17, 2026	\$80.55 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	