



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

File Number: LTB-L-083077-25

In the matter of: 512-1430 First St. E.
Cornwall, ON K6H6H1

Between: Lorneville Apartments Limited Landlord

And

(Estate of) Lucie Prieur Tenant

Lorneville Apartments Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Lucie Prieur (the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on December 18, 2025, and April 20, 2026.

The Landlord's Representative, Martin Zarnett, the Tenant, and the Tenant's Representative, Amber Miller, attended the hearing on December 18, 2025.

The hearing was adjourned as provided in Interim Order dated January 8, 2026, and brought back as set out in the Notice of Hearing issued February 12, 2026.

At the return of this matter on April 20, 2026, only the Landlord's Representative, Faith McGregor, attended the hearing.

As of 1:51 p.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 \$1,226.64. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$40.33. This amount is calculated as follows: $\$1,226.64 \times 12$, divided by 365 days.
5. The Tenant has paid \$8,488.37 to the Landlord since the application was filed.
6. The rent arrears owing to April 30, 2026, are \$547.92.
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. The Landlord's Representative advised that the Tenant is deceased. Since the Tenant's passing on March 20, 2026, the Landlord has been in communication with the Tenant's estate, who has since made payments to the Landlord.
10. Section 91 the *Residential Tenancies Act, 2006* (the 'Act') provide that upon the death of a Tenant the tenancy is deemed termination 30 days after the death, unless there are other tenants.
11. Based on the evidence provided, I find the Tenant passed away on March 20, 2026, meaning the tenancy is terminated effective April 19, 2026.
12. The Landlord is directed to provide a copy of this order to representatives of the Tenant's estate.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of April 19, 2026. **The Tenant must move out of the rental unit on or before April 19, 2026.**
2. The Tenant shall pay to the Landlord \$313.88. 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.

3. If the rental unit is not vacated by April 20, 2026, the Tenant shall also pay the Landlord compensation of \$40.33 per day for the use of the unit starting April 21, 2026, until the date the Tenant moves out of the unit.
4. 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.
5. If the unit is not vacated on or before April 19, 2026, then starting April 20, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 April 20, 2026.

April 23, 2026
Date Issued

Ken Audziss
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 October 20, 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 as the tenancy is terminated

Rent Owing to Hearing Date, April 20, 2026	\$8,616.25
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$8,488.37
Total amount owing to the Landlord	\$313.88
Plus, daily compensation owing for each day of occupation starting April 21, 2026	\$40.33 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	