



Order under Section 69 Residential Tenancies Act, 2006

Citation: Serrise Community Housing v Lauzon, 2026 ONLTB 32218

Date: 2026-04-24

File Number: LTB-L-012270-26

In the matter of: 501, 1950 COLLEGE AVE
WINDSOR ON N9B3T6

Between: Serrise Community Housing Landlord

And

Danielle Lauzon Tenant

Serrise Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Danielle Lauzon (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's legal representative, C. Parrot, 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 \$125.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$4.11. This amount is calculated as follows: \$125.00 x 12, divided by 365 days.
5. The Tenant has paid \$375.00 to the Landlord since the application was filed.
6. The rent arrears owing to April 30, 2026 are \$1,537.00.
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. The Landlord requests a standard termination order.
10. The arrears accrued because the Tenant did not submit her documentation to maintain her subsidized rent in a timely fashion. Because she was so late in submitting her documentation, she was charged three months of market rent. Her subsidized rent of \$125.00 was restored on January 1, 2026.
11. The Tenant said that she does not believe she should be liable to pay the increased rent and subsequent arrears because the Landlord was aware that she was eligible to keep her subsidized monthly rent rate. She admits that she submitted it very late. She did not have a reasonable explanation for why that happened.
12. The Tenant said that she currently only receives about \$300.00 from OW after her subsidized rent is paid directly to the Landlord. That is her only income. She said that she has nowhere to go if she is evicted, and she began this tenancy about four years ago after she was homeless. She said that she has applied to OW and housing stability to help her with the arrears, and they have told her that she is likely to receive at least two months of the market rent arrears.
13. The Landlord submits that, based on the Tenant's evidence, a conditional payment plan order would not be successful. However, they said that they would be open to an extended termination order to permit the Tenant more time to find an alternative place to live.
14. I find that the Tenant owes the amount claimed by the Landlord. The Tenant herself admits that she was very late in submitting her documentation to maintain her highly subsidized rent, and she did not have a reasonable explanation for having delayed so long. The Landlord was entitled to charge the Tenant a market rent, and the Board has no jurisdiction to waive the market rent charge since the Landlord is subject to the exemptions listed in section 7 of the *Residential Tenancies Act, 2006* (the 'Act').
15. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the Act, and I find that it would not be unfair to postpone the eviction until June 30, 2026 pursuant to subsection 83(1)(b) of the Act for the following reasons. The Tenant has been a long-term Tenant, and she has very limited financial resources. She is attempting to obtain assistance to pay off the arrears. I find that it is not unfair to provide her more time to obtain that assistance, or more time to find an alternative place to live with her very limited income.

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:**

- \$1,723.00 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$1,848.00 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$1,973.00 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. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$1,663.76. 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 \$4.11 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 June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.
 8. 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.
 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 July 1, 2026.

April 24, 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.

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	\$1,912.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$375.00
Total the Tenant must pay to continue the tenancy	\$1,723.00

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	\$2,037.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$375.00
Total the Tenant must pay to continue the tenancy	\$1,848.00

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	\$2,162.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$375.00
Total the Tenant must pay to continue the tenancy	\$1,973.00

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

Rent Owing To Hearing Date	\$1,852.76
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$375.00
Total amount owing to the Landlord	\$1,663.76
Plus daily compensation owing for each day of occupation starting April 17, 2026	\$4.11 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	