



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

File Number: LTB-L-012087-26

In the matter of: 7166 ENGLISH CHURCH RD.
MOUNT HOPE ON L0R1W0

Between: Kenneth Peer Landlord

And

George Leslie Peer Tenants
Amy Copeland

Kenneth Peer (the 'Landlord') applied for an order to terminate the tenancy and evict George Leslie Peer and Amy Copeland (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 20, 2026.

The Landlord, the Landlord's representative, Mark Castle, and the Tenants attended the hearing.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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. The Tenants disputed service of the N4 Notice, however after considering the testimony of all parties I find the testimony of the Landlord to be more credible and find that the N4 Notice was properly served.
3. As of the hearing date, the Tenants were still in possession of the rental unit.
4. The lawful rent is \$1,650.00. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$54.25. This amount is calculated as follows: \$1,650.00 x 12, divided by 365 days.

6. The Tenants have not made any payments since the application was filed.
7. The rent arrears owing to April 30, 2026, are \$74,780.00.
8. The rent arrears owing to the Landlord are more than the LTB's monetary jurisdiction. Under subsection 207(1) of the Residential Tenancies Act, 2006 (the 'Act') the LTB may order payment up to \$50,000.00. Proceeding with this application at the LTB extinguishes any rights the Landlord may have to claim the full amount owing at the LTB or a court. The Landlord was made aware of the LTB's monetary jurisdiction and chose to proceed with this application.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. There is no last month's rent deposit.
11. The Tenants are being ordered to pay \$50,000.00 for rent arrears, plus the Landlord's cost of filing the application, if the Tenants do not void the order. However, if the Tenants chooses to void this order and continue the tenancy, they must pay the full amount of arrears and costs owing to the Landlord.
12. 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 Tenants and find that it would not be unfair to postpone the eviction until June 15, 2026, pursuant to subsection 83(1)(b) of the Act. The Tenants have 4 children, including a newborn who was being discharged from the NICU to home on the day of the hearing. In consideration of the Tenants' family circumstances and the impact an eviction will have on the children, the Landlord agreed that an extended termination to allow the older children to finish the school year would not be unfair. Considering minimum wait times for evictions to be enforced, a June 15, 2026 termination date allows the Tenants to remain in the unit until the end of the school year.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$74,966.00 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$76,616.00 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$78,266.00 if the payment is made on or before June 15, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after June 15, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
 4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before June 15, 2026.**
 5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$50,186.00. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The amount the Tenants are ordered to pay, excluding costs, is limited by the LTB's monetary jurisdiction. See Schedule 1 for the calculation of the amount owing.
 6. If the Tenants do not pay the Landlord the full amount owing on or before June 15, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 16, 2026, at 4.00% annually on the balance outstanding.
 7. If the unit is not vacated on or before June 15, 2026, then starting June 16, 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 June 16, 2026.

April 30, 2026
Date Issued

Dawn Carr
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 December 16, 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 Tenants 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	\$74,780.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$74,966.00

B. Amount the Tenants 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	\$76,430.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$76,616.00

C. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before June 15, 2026

Rent Owing To June 30, 2026	\$78,080.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$78,266.00

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

Rent Owing To Hearing Date	\$74,215.00
Application Filing Fee	\$186.00
Total amount owing to the Landlord (limited by monetary jurisdiction)	\$50,186.00