



Order under Section 69 Residential Tenancies Act, 2006

Citation: Harrington Housing Inc v Osei, 2026 ONLTB 33971

Date: 2026-05-01

File Number: LTB-L-012979-26

In the matter of: J/1402-C, 15 VENA WAY
NORTH YORK ON M9M0G8

Between: Harrington Housing Inc Landlord

And

Samuel Owusu Osei Tenant

Harrington Housing Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Samuel Owusu Osei (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's legal representative, Merve Ozdemir, 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 parties disagree on the rental period; the Landlord says it is every four weeks, the Tenant says it is monthly. A written lease was entered into evidence. The Landlord's representative says the parties have operated on a four-week period for a year without dispute, which would seem to be supported by the Tenant's statement that in 2025 he was charged for 13 periods instead of 12 which came to his attention in January or February 2026. I find that the rental period is every four weeks.
4. Based on the four-week rental period, the daily rent/compensation is \$35.62. This amount is calculated as follows: \$1,000.00 x 13, divided by 365 days.
5. The Tenant provided proof of payments totalling \$2,000.00 to the Landlord since the application was filed.

6. The rent arrears owing to May 2, 2026 are \$2,000.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,000.00 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.
9. Interest on the rent deposit, in the amount of \$32.36 is owing to the Tenant for the period from December 14, 2024 to April 20, 2026.
10. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to postpone the eviction until June 27, 2026 pursuant to subsection 83(1)(b) of the Act. The Tenant advises he can pay \$1,000.00 of the arrears by mid-May, but will need longer to pay the full amount. He is currently planning to move out of the rental unit at the end of June. As there is a rent deposit, a termination date of June 27, 2026 aligns with the end of a rental period and will not result in an increase in arrears compared to a standard order.

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:**
 - \$2,284.64 if the payment is made on or before May 2, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$3,284.64 if the payment is made on or before May 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$4,284.64 if the payment is made on or before June 27, 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 27, 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 27, 2026.**

5. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by \$846.36. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$0.00 per day for compensation for the use of the unit starting April 21, 2026 until the date the Tenant moves out of the unit.
6. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
7. If the unit is not vacated on or before June 27, 2026, then starting June 28, 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 28, 2026.

May 1, 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 28, 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 May 2, 2026

Rent Owing from December 26, 2025 to May 2, 2026	\$4,098.64
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,000.00
Total the Tenant must pay to continue the tenancy	\$2,284.64

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before May 30, 2026

Rent Owing from December 26, 2025 to May 30, 2026	\$5,098.64
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,000.00
Total the Tenant must pay to continue the tenancy	\$3,284.64

C. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 27, 2026

Rent Owing from December 26, 2025 to June 27, 2026	\$6,098.64
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,000.00
Total the Tenant must pay to continue the tenancy	\$4,284.64

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

Rent Owing from December 26, 2025 to Hearing Date	\$3,569.92
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,000.00
Less the amount of the last month's rent deposit	- \$1,000.00
Less the amount of the interest on the last month's rent deposit	- \$32.36
Total amount owing to the Landlord	\$723.56
Plus daily compensation owing for each day of occupation starting April 21, 2026	\$35.62 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	