



Order under Section 69 Residential Tenancies Act, 2006

Citation: Adrain v Allen, 2026 ONLTB 34034

Date: 2026-04-27

File Number: LTB-L-007021-26

In the matter of: A, 128 Stephen
Kingston ON K7K2C7

Between: Liam Adrain Landlord

And

Lisa Allen Tenant

Liam Adrain (the 'Landlord') applied for an order to terminate the tenancy and evict Lisa Allen (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on April 13, 2026.

The Landlord and the Tenant attended the hearing.

Determinations:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy in the application. Therefore, a termination order shall be issued terminating the tenancy between the Landlord and the Tenant.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On January 22, 2026, the Landlord gave the Tenant an N8 notice of termination deemed served on the same date. The notice of termination contains the following allegations: the Tenant has paid her rent persistently late 10 times over the last 13 months. Dates were provided setting out the specific dates when the Landlord received the rent from the Tenant.
4. The Landlord further submitted that since the N8 notice was served to the Tenant, the Tenant paid February's rent on time but failed to pay any rent for March and April of 2026.
5. I am satisfied that the Tenant has persistently failed to pay the rent on the date that it was due.

6. On March 1, 2026, the Tenant provided to the Landlord a 60-day notice advising that she would be terminating her tenancy on April 30, 2026.
7. As such, I am ordering that the tenancy between the parties will terminate on April 30, 2026.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

Rent Deposit

9. The Landlord collected a rent deposit of \$2,600.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$15.41 is owing to the Tenant for the period from January 1, 2026 to April 13, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 1, 2026.
4. The total amount the Tenant must pay the Landlord is \$186.00.
5. If the Tenant does not pay the Landlord the full amount owing on or before May 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.

April 27, 2026

Date Issued

Carrie Bertrand

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 of the Tenant expires on November 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.