



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

File Number: LTB-L-022078-26

In the matter of: UNIT A, 106 MILL ST
CREEMORE ON L0M1G0

Between: 4 BEAR INVESTMENT LTD

Landlord

And

PATRICIA A.K.A TRISH GAWLIK

Tenant

4 BEAR INVESTMENT LTD (the 'Landlord') applied for an order to terminate the tenancy and evict PATRICIA A.K.A TRISH GAWLIK (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1); and because the Tenant gave notice to terminate the tenancy on April 30, 2026 (L3).

This application was heard by videoconference on April 28, 2026. The Landlord's representative Kimberley Brock attended the hearing.

As of 1:30pm, 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 \$1,991.98. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$65.49. This amount is calculated as follows: \$1,991.98 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to April 30, 2026 are \$16,909.01.

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 \$1,850.00 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 \$199.59 is owing to the Tenant for the period from May 1, 2021 to April 28, 2026.
10. The Tenant gave notice to terminate the tenancy on April 30, 2026. As the Tenant gave notice to terminate the tenancy, this order cannot be voided by the Tenant.
11. 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 be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. The tenancy is terminated on April 30, 2026.
2. The Tenant shall pay to the Landlord \$14,887.16. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall also pay the Landlord compensation of \$65.49 per day for the use of the unit starting April 29, 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 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.
5. 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.
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 May 1, 2026.

April 30, 2026

Date Issued

Greg Joy

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 November 1, 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

Rent Owing To Hearing Date	\$16,750.75
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,850.00
Less the amount of the interest on the last month's rent deposit	- \$199.59
Total amount owing to the Landlord	\$14,887.16
Plus daily compensation owing for each day of occupation starting April 29, 2026	\$65.49 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	