



Order under Section 69 Residential Tenancies Act, 2006

Citation: 695 Niagara LP v Sullivan, 2026 ONLTB 35076

Date: 2026-04-30

File Number: LTB-L-014768-26

In the matter of: 412, 695 NIAGARA ST
WELLAND ON L3C0L1

Between: 695 Niagara LP

Landlord

And

Valerie Sullivan
~~Heather Merrit~~
Donna Sacco

Tenants

695 Niagara LP (the 'Landlord') applied for an order to terminate the tenancy and evict Valerie Sullivan, and Donna Sacco (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 28, 2026.

Only the Landlord's legal representative Nicole Ruby attended the hearing.

As of 10:02 am, the Tenants were 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. The Tenants did not join during the scheduled block and the LTB technical team did not advise of any related issues.

Determinations:

1. The Landlord's representative said the Tenants were provided with a copy of the Notice of Hearing on April 21, 2026.
2. The Landlord said the Tenant Heather Merrit vacated the unit in June 2024 and the application has been amended accordingly.
3. 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.

4. As of the hearing date, the Tenants were still in possession of the rental unit.
5. The lawful rent is \$2,130.00. It is due on the 1st day of each month.
6. Based on the Monthly rent, the daily rent/compensation is \$70.03. This amount is calculated as follows: \$2,130.00 x 12, divided by 365 days.
7. The Tenants have not made any payments since the application was filed.
8. The rent arrears owing to April 30, 2026 are \$7,505.00.
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 Landlord's representative said many attempts were made with the Tenants by letter and email to discuss the arrears and payment plan options but the Tenants did not respond. The Tenants were advised they could discuss a plan at the hearing. If they failed to attend, the Landlord would be seeking a standard order. The representative has no further knowledge of the Tenants' circumstances.
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 be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

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:**
 - \$7,691.00 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.
- OR**
- \$9,821.00 if the payment is made on or before May 11, 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 May 11, 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 May 11, 2026.**

5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$7,521.84. 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 Tenants shall also pay the Landlord compensation of \$70.03 per day for the use of the unit starting April 29, 2026 until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before May 11, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 12, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before May 11, 2026, then starting May 12, 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 May 12, 2026.

April 30, 2026
Date Issued

Dana Wren
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 12, 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	\$7,505.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$7,691.00

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before May 11, 2026

Rent Owing To May 31, 2026	\$9,635.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$9,821.00

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

Rent Owing To Hearing Date	\$7,335.84
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$7,521.84
Plus daily compensation owing for each day of occupation starting April 29, 2026	\$70.03 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	