



Order under Section 69 Residential Tenancies Act, 2006

Citation: Rpms Property Management Services Inc v Mahaillet, 2026 ONLTB 33861

Date: 2026-05-05

File Number: LTB-L-010804-26

In the matter of: 1604, 111 DAVISVILLE AVE
TORONTO ON M4S1G5

Between: Rpms Property Management Services Inc Landlord

And

Willy Mahaillet Tenant

Rpms Property Management Services Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Willy Mahaillet (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 23, 2026.

The Landlord 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 Tenant disputed the lawful rent as he was claiming his use of his locker had been discontinued.
4. Section 82(2) of the Act provides that the tenant is required to give advance notice they intend to raise issues under section 82(1) in accordance with the LTB's Rules.
5. Under the Board's Rule 19.4 a tenant who wishes to raise issues under section 82(1) is required to provide both the Board and other parties with a written description of issues they wish to raise and a copy of their evidence at least 7 days prior to the hearing. Under Rule 19.5 a party who does not comply with Rule 19.4 shall not be permitted to raise issues under section 82(1) during a hearing for a landlord's application about rent arrears unless the Board is satisfied the tenant could not comply with the requirements.

6. Here, the Tenant did not provide the Landlord nor the Board notice of their intent to raise issues under section 82(1) of the Act – ie that the Tenant was claiming a reduced rent for a reduction or discontinuance to services and facilities. The Tenant did not provide an adequate explanation for why he did not provide written notice of his intent to raise this issue in advance.
7. On that basis I ruled that the hearing would proceed, and the Tenant would not be permitted to raise issues under section 82(1) of the Act during the hearing. This does not preclude the Tenant from filing his own application related to the issues he wished to raise.
8. As such, I am satisfied that the lawful rent is \$1,605.85. It is due on the 1st day of each month.
9. Based on the Monthly rent, the daily rent/compensation is \$52.80. This amount is calculated as follows: $\$1,605.85 \times 12$, divided by 365 days.
10. The Tenant has paid \$3,800.00 to the Landlord since the application was filed.
11. I am also satisfied that the rent arrears owing to April 30, 2026, are \$2,160.48.
12. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
13. The Landlord collected a rent deposit of \$1,605.85 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.
14. Interest on the rent deposit, in the amount of \$10.44 is owing to the Tenant for the period from January 1, 2026, to April 23, 2026.

Relief from eviction

15. The Tenant indicated he would need until the end of May 2026 to pay the arrears owing.
16. I am satisfied it is appropriate in the circumstances to delay the eviction to May 31, 2026 to allow the Tenant to pay the arrears owing.
17. As such, 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 May 31, 2026, pursuant to subsection 83(1)(b) of the Act.

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:**
 - \$3,952.33 if the payment is made on or before May 31, 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 May 31, 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 May 31, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$338.74. 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.
6. The Tenant shall also pay the Landlord compensation of \$52.80 per day for the use of the unit starting April 24, 2026, until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before May 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before May 31, 2026, then starting June 1, 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 June 1, 2026.

May 5, 2026
Date Issued

Nicole Pedron
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 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 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	\$7,566.33
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,800.00
Total the Tenant must pay to continue the tenancy	\$3,952.33

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

Rent Owing To Hearing Date	\$5,569.03
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,800.00
Less the amount of the last month's rent deposit	- \$1,605.85
Less the amount of the interest on the last month's rent deposit	- \$10.44
Total amount owing to the Landlord	\$338.74
Plus daily compensation owing for each day of occupation starting April 24, 2026	\$52.80 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	