



Order under Section 69 Residential Tenancies Act, 2006

Citation: Burnett v Lesperance, 2026 ONLTB 30055

Date: 2026-05-06

File Number: LTB-L-018767-26

In the matter of: 3, 356 FIRST ST
MIDLAND ON L4R3P2

Between: Barbara Burnett
Christine Schryer
Landlords

And

Travis Lesperance
Tenant

Barbara Burnett and Christine Schryer (the 'Landlords') applied for an order to terminate the tenancy and evict Travis Lesperance (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 9, 2026.

The Landlord, Barbara Burnett, and the Tenant attended the hearing.

Determinations:

1. The Landlords 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 \$922.50. It is due on the 1st day of each month.
4. Based on the monthly rent, the daily rent compensation is \$30.33. This amount is calculated as follows: \$922.50 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The parties agree that the rent arrears owing to April 30, 2026, are \$7,380.00.
7. The Landlords incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlords collected a rent deposit of \$900.00 from the Tenant and this deposit is still being held by the Landlords. 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 \$132.11 is owing to the Tenant for the period from May 1, 2018, to April 9, 2026.
10. 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 Landlords attempted to negotiate a repayment agreement with the Tenant and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
11. The Tenant testified that he was laid off from work in August 2025 and was unable to secure employment until January 2026 when he began snow removal service. He then fell ill and was unable to maintain steady employment. The Tenant indicated that he is now employed and wishes to preserve the tenancy by way of a payment plan.
12. I do not find the tenancy is viable. The Tenant has made no payments to the Landlord since the application was filed despite being in receipt of income. The Tenant has admitted no evidence confirming his employment status or income. Given this, I am unable to conclude the Tenant is able or willing to pay the rent and make any meaningful payments towards the arrears. The arrears are substantial and given the Tenant's inability to pay the arrears or rent, I believe it would be prejudicial to the Landlord to extend any relief from eviction.

It is ordered that:

1. The tenancy between the Landlords 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 Landlords or to the LTB in trust:**
 - \$8,503.50 if the payment is made on or before May 17, 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 17, 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 17, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlords \$5,899.36. 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 Landlords 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 Landlords compensation of \$30.33 per day for the use of the unit starting April 10, 2026, until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlords the full amount owing on or before May 17, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 18, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before May 17, 2026, then starting May 18, 2026, the Landlords 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 Landlords on or after May 18, 2026.

May 06, 2026
Date Issued

Sheena Brar
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 11, 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 17, 2026

Rent Owing to May 31, 2026	\$8,302.50
Application Filing Fee	\$201.00
Total the Tenant must pay to continue the tenancy	\$8,503.50

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

Rent Owing to Hearing Date	\$6,730.47
Application Filing Fee	\$201.00
Less the amount of the last month's rent deposit	- \$900.00
Less the amount of the interest on the last month's rent deposit	- \$132.11
Total amount owing to the Landlords	\$5,899.36
Plus, daily compensation owing for each day of occupation starting April 10, 2026	\$30.33 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	