



Order under Section 69 Residential Tenancies Act, 2006

Citation: VANTRAN v MILNER, 2026 ONLTB 35317

Date: 2026-04-30

File Number: LTB-L-098428-25

In the matter of: 97 RENNY CRES
LONDON ON N6E2C4

Between: YUNG VANTRAN Landlord

And

KIRSTY MILNER Tenant
JAMIE WOODBECK

YUNG VANTRAN (the 'Landlord') applied for an order to terminate the tenancy and evict KIRSTY MILNER and JAMIE WOODBECK (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 5, 2026.

The Landlord, the Landlord's support person, XIAO JIA LIU, 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 lawful rent is \$2,500.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$82.19. This amount is calculated as follows: \$2,500.00 x 12, divided by 365 days.
5. The Tenant has paid \$2,250.00 to the Landlord since the application was filed.
6. The rent arrears owing to March 31, 2026 are \$13,500.00.
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 \$2,500.00 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 \$44.45 is owing to the Tenant for the period from May 1, 2025 to March 5, 2026.
10. The Tenant did not dispute the arrears. The Tenant requested a payment plan, proposing to pay full monthly rent on or before the first of each month plus \$500.00 towards arrears starting April 1, 2026. The Tenant submitted that household income would increase to \$4,700.00 starting in April 2026, with one tenant returning to work by the end of March, and that monthly expenses include internet (\$56.00), food (\$400.00), phone (\$66.00), and pet insurance (\$70.00).
11. The Tenant also advised that one tenant has a neuromuscular disorder and would require a few weeks to vacate if eviction is ordered. The Landlord opposed a payment plan, submitting that rental income is required to pay utilities and property maintenance, and that the Landlord has had to rely on family for financial assistance.
12. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the Act, including the Tenant's medical condition, the proposed repayment terms, and the Landlord's financial circumstances. The arrears are substantial, and the Tenant has had more than two months since the hearing was held to cure the arrears or secure alternative accommodation. At the proposed rate of \$500.00 per month, repayment of the arrears would take well over two years, which is not reasonable in the circumstances and would impose an ongoing financial hardship on the Landlord, who relies on rental income to meet the carrying costs of the property. I find that it would not be unfair to refuse relief from eviction, and I decline to order a payment plan.

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:**
 - \$16,186.00 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$18,686.00 if the payment is made on or before May 11, 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 11, 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 11, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$9,052.50. 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 \$82.19 per day for the use of the unit starting March 6, 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 11, 2026, the Tenant 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

Colin Elsby
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 Tenant 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	\$18,250.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,250.00
Total the Tenant must pay to continue the tenancy	\$16,186.00

B. Amount the Tenant 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	\$20,750.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,250.00
Total the Tenant must pay to continue the tenancy	\$18,686.00

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

Rent Owing To Hearing Date	\$13,660.95
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,250.00
Less the amount of the last month's rent deposit	- \$2,500.00
Less the amount of the interest on the last month's rent deposit	- \$44.45
Total amount owing to the Landlord	\$9,052.50
Plus daily compensation owing for each day of occupation starting March 6, 2026	\$82.19 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	

