



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-010936-26

In the matter of: 6, 34 ADELAIDE ST S
London ON N5Z3K2

Between: Scott Wilson Landlord

And

Darqueisha Willis Tenant

Scott Wilson (the 'Landlord') applied for an order to terminate the tenancy and evict Darqueisha Willis (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on April 27, 2026 at 09:00 am.

Only the Landlord Agent Brenda Wilson attended the hearing.

As of 09:30 am, 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. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy and the claim for compensation in the application.
2. The Tenant was in possession of the rental unit on the date the application was filed.

N8 Notice of Termination

3. On February 2, 2026, the Landlord gave the Tenant an N8 notice of termination deemed served on the same date. The notice of termination contains the following allegations:
 - a. For the period of March 2025 to February 2026, the Tenant only paid the rent in full and on or before the 1st day of the month one time in twelve.

4. The above allegation was supported by a copy of the Landlord's ledger entered in evidence.
5. It was also the Landlord Agent's submission, supported by the agreement entered in evidence that the Landlord has waived the March and April 2026 rent in exchange for the Tenant agreeing to terminate the tenancy effective May 8, 2026.
6. Based on the above uncontested submissions The Tenant has persistently failed to pay the rent on the date it was due. The rent is due on the 1st day of each month. The rent has been paid late 11 times in the past 12 months.

Daily compensation, NSF charges, rent deposit

7. Based on the monthly rent, the daily compensation is \$23.01. This amount is calculated as follows: \$700.00 x 12, divided by 365 days.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$700.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$69.62 is owing to the Tenant for the period from February 27, 2022 to April 27, 2026.

Relief from eviction

10. 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.
11. Specifically, given the fact the Tenant did not appear, and the mediated agreement entered in evidence I am satisfied to grant relief would be prejudicial to the Landlord.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 17, 2026.
2. If the unit is not vacated on or before May 17, 2026, then starting May 18, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 18, 2026.
4. The Tenant shall also pay the Landlord compensation of \$23.01 per day for the use of the unit starting May 1, 2026 until the date the Tenant moves out of the unit.
5. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.

6. The total amount the Tenant must pay the Landlord is \$186.00.
7. If the Tenant does not pay the Landlord 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.

May 6, 2026
Date Issued

Kelly Delaney
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 of the Tenant expires on November 18, 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.