



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-011079-26

In the matter of: 809, 145 ST. GEORGE ST
TORONTO ON M5R2M1

Between: 145 ST. GEORGE STREET APARTMENTS Landlord

And

PAULA DIXON Tenant

145 ST. GEORGE STREET APARTMENTS (the 'Landlord') applied for an order to terminate the tenancy and evict PAULA DIXON (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.

The Landlord Representative Eric Steiman and the Tenant attended the hearing.

Determinations:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy. However, pursuant to the reasons and conditions below the tenancy shall continue.
2. The Tenant was in possession of the rental unit on the date the application was filed.

N8 Notice of Termination

3. On January 19, 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. December 2024 rent was p-aid on December 2, 2024; and
 - b. March 2025 to January 2026 rent was either paid late or outstanding.

4. The N8 Notice also gave a termination date of March 31, 2026.
5. In response the Tenant did not deny the allegations, testifying they had since paid the outstanding arrears and had taken steps to ensure prompt payment as of February 2026 moving forward, specifically, paying the rent the weekday before due date to ensure it is on time. It was on this basis they requested a conditional order.
6. Accordingly, based on the above testimony 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.
7. Canvassing the Landlord Representative, they corroborated the Tenant's testimony regarding the arrears a prompt payment since February 2026. However, given the history they requested no relief be granted.

Daily compensation, NSF charges, rent deposit

8. Based on the monthly rent, the daily compensation is \$46.40. This amount is calculated as follows: \$1,411.30 x 12, divided by 365 days.
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.

Relief from eviction

11. 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 grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.
12. Specifically, given the fact that the Tenant has paid the arrears, paid the rent on time since February 2026 and has taken steps to ensure this continues, I am satisfied a conditional order is warranted and the potential prejudice to the Landlord is minimal.

It is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. Commencing May 1, 2026 and continuing until April 1, 2027 the Tenant shall pay the rent in full on or before the 1st day of each month.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
5. The total amount the Tenant must pay the Landlord is \$186.00
6. If the Tenant does not pay the Landlord the full amount owing on or before May 18, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 19, 2026 at 4.00% annually on the balance outstanding.

May 7, 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.