



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-015509-26

In the matter of: #2, 35 ST. LAWRENCE ST.
Sudbury ON P3C2X3

Between: Adam Grose Landlord

And

Donnie Roszel Tenants
Halee Nowacki

Adam Grose (the 'Landlord') applied for an order to terminate the tenancy and evict Donnie Roszel and Halee Nowacki (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 28, 2026.

The Landlord, the Landlord's Representative, Richard Grose, and the Landlord's Support Person, Valerie Arthurs, attended the hearing.

As of 2:03 p.m., the Tenants were 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:

Signing of Application

1. The L1 Application indicated it was signed by Richard Grose ("RG"). However, section 185 of the *Residential Tenancies Act, 2006* (the 'Act') provides that the application must be signed by the applicant, in this case the Landlord, or a person licensed by the Law Society of Ontario. At the hearing, RG confirmed he is neither the Landlord nor a person licensed by the Law Society of Ontario.
2. An application can be amended during a hearing where I am satisfied the amendment is appropriate, would not prejudice any party, and is consistent with a fair and expeditious proceeding.
3. The Landlord was present and indicated that he indicated that he had authorized the application and wished to proceed.

4. As such, I am satisfied that the application shall be amended to reflect the appropriate signature being that of the Landlord, Adam Grose.

The Application

5. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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.
6. As of the hearing date, the Tenants were still in possession of the rental unit.
7. The lawful rent is \$1,300.00. It is due on the 1st day of each month.
8. Based on the Monthly rent, the daily rent/compensation is \$42.74. This amount is calculated as follows: \$1,300.00 x 12, divided by 365 days.
9. The Tenants had not made any payments since the application was filed.
10. The rent arrears owing to April 30, 2026, are \$3,860.00.
11. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
12. There is no last month's rent deposit.
13. The Landlord's Representative provided that they were unaware of any circumstance of the Tenants that would support denying or delaying eviction. The Tenants did not attend the hearing to give evidence of their circumstances, or to dispute the Landlord's application.
14. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the Act, including whether the Landlord attempted to negotiate a repayment agreement with the Tenants and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$5,346.00 if the payment is made on or before May 19, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants had paid the full amount owing as ordered plus any additional rent that became due after May 19, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.

4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before May 19, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$3,942.72. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlord compensation of \$42.74 per day for the use of the unit starting April 29, 2026, until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before May 19, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 20, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before May 19, 2026, then starting May 20, 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 20, 2026.

May 8, 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 November 20, 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 Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before May 19, 2026

Rent Owing To May 31, 2026	\$5,160.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$5,346.00

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

Rent Owing To Hearing Date, April 28, 2026	\$3,756.72
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$3,942.72
Plus daily compensation owing for each day of occupation starting April 29, 2026	\$42.74 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	