



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-016186-26

In the matter of: 6 Willard Street
Belleville ON K8P1C5

Between: Everett English Landlord

and

Angela Ford
Matt Saunders Tenants

Everett English (the 'Landlord') applied for an order to terminate the tenancy and evict Angela Ford and Matt Saunders (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 29, 2026.

The Landlord's Agents, Krista English and Jed English, and the Landlord attended the hearing.

As of 1:59 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:

Preliminary Issue – Certificate of Service

1. At the outset of the hearing, I pointed out to the Landlord that the Board's records indicate that the Landlord did not file a completed Certificate of Service with the Board immediately after or within five days of filing the application, as required by Rules 4.4 and 4.5 of the Board's Rules of Procedure.
2. The Landlord, although assisted by his children, is self-represented as neither of his children are licensees or have legal training. Considering this, I exercised discretion and stood the hearing down to allow the Landlord to file the Certificate of Service.
3. Although the Landlord attempted to, with the assistance of his daughter, the copy of the Certificate of Service which was submitted was blank. The Landlord is elderly and has difficulty with technology. Considering all of the above, I found it appropriate in the circumstances to permit the Landlord to provide oral testimony as to the service of the N4 Notice.

4. He testified that he served the Tenant with a copy of the N4 Notice of Termination by handing a copy to the Tenant, Matt Saunders on January 26, 2026, the day after the prepared the notice. The N4 Notice has a termination date of February 10, 2026, which is more than 14 days after service was effective. Therefore, I find that the N4 Notice was properly served.

Rent Arrears

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 \$1,500.00. It is due on the 1st day of each month.
8. Based on the Monthly rent, the daily rent/compensation is \$49.32. This amount is calculated as follows: \$1,500.00 x 12, divided by 365 days.
9. The Tenants have not made any payments since the application was filed.
10. The rent arrears owing to April 30, 2026, are \$8,300.00.
11. There is no last month's rent deposit.

Relief from Eviction

12. 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 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:**
 - \$9,800.00 if the payment is made on or before May 17, 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 have 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 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 17, 2026.**

5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$8,230.28. This amount includes rent arrears owing up to the date of the hearing. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlord compensation of \$49.32 per day for the use of the unit starting April 30, 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 17, 2026, the Tenants 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 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 18, 2026.

May 6, 2026,
Date Issued

Candace Aboussafy
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 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.

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 17, 2026

Rent Owing To May 31, 2026	\$9,800.00
Total the Tenants must pay to continue the tenancy	\$9,800.00

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

Rent Owing To Hearing Date	\$8,230.28
Total amount owing to the Landlord	\$8,230.28
Plus, daily compensation owing for each day of occupation starting April 30, 2026	\$49.32 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	