



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

**File Number:** LTB-L-015080-26

**In the matter of:** 302, 365 DALHOUSIE ST  
AMHERSTBURG ON N9V1X4

**Between:** GS Properties Inc. Landlord

**And**

Richard Laur Tenants  
Madeline Renaud

GS Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Richard Laur and Madeline Renaud (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 4, 2026.

The Landlord's Representative, Cameron Parrott, and the Tenants 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 \$1,930.84. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$63.48. This amount is calculated as follows: \$1,930.84 x 12, divided by 365 days.
5. The Tenant has paid \$950.00 to the Landlord since the application was filed.
6. The rent arrears owing to May 31, 2026, are \$8,675.33.
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 \$1,800.00 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 \$151.05 is owing to the Tenant for the period from December 1, 2022, to May 4, 2026.
10. The Landlord attempted to negotiate a payment plan with the Tenants.
11. The Landlord was unaware of any circumstances that may require the Board to consider delaying or denying termination of the tenancy and sought the issuance of a standard order. The Landlord was not opposed to the issuance of a standard order with an extended termination date of June 15, 2026.
12. The Tenants did not dispute the arrears being claimed by the Landlord and attributed falling into arrears because of a loss of employment and limited incoming income.
13. The Tenants want to void the order and continue living in the rental property and sought an extension of time to void the order.
14. 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 postpone the eviction until June 15, 2026, pursuant to subsection 83(1)(b) 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:**
  - \$8,861.33 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.

**OR**

  - \$10,792.17 if the payment is made on or before June 15, 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 Tenant has paid the full amount owing as ordered plus any additional rent that became due after June 15, 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 June 15, 2026.**

5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$5,233.36. 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 Tenants. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlord compensation of \$63.48 per day for the use of the unit starting May 5, 2026 until the date the Tenant moves out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before June 15, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 16, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before June 15, 2026, then starting June 16, 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 June 16, 2026.

**May 8, 2026**  
**Date Issued**

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Ilan Shingait  
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 December 16, 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 31, 2026**

|                                                                                        |                   |
|----------------------------------------------------------------------------------------|-------------------|
| Rent Owing To May 31, 2026                                                             | \$9,625.33        |
| Application Filing Fee                                                                 | \$186.00          |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed | - \$950.00        |
| <b>Total the Tenants must pay to continue the tenancy</b>                              | <b>\$8,861.33</b> |

**B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before June 15, 2026**

|                                                                                        |                    |
|----------------------------------------------------------------------------------------|--------------------|
| Rent Owing To June 30, 2026                                                            | \$11,556.17        |
| Application Filing Fee                                                                 | \$186.00           |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed | - \$950.00         |
| <b>Total the Tenants must pay to continue the tenancy</b>                              | <b>\$10,792.17</b> |

**C. Amount the Tenants must pay if the tenancy is terminated**

|                                                                                                                     |                      |
|---------------------------------------------------------------------------------------------------------------------|----------------------|
| Rent Owing To Hearing Date                                                                                          | \$7,948.41           |
| Application Filing Fee                                                                                              | \$186.00             |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed                              | - \$950.00           |
| <b>Less</b> the amount of the last month's rent deposit                                                             | - \$1,800.00         |
| <b>Less</b> the amount of the interest on the last month's rent deposit                                             | - \$151.05           |
| <b>Total amount owing to the Landlord</b>                                                                           | <b>\$5,233.36</b>    |
| Plus daily compensation owing for each day of occupation starting May 5, 2026                                       | \$63.48<br>(per day) |
| **Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00. |                      |