



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

File Number: LTB-L-102855-25

In the matter of: 704, 1140 FISHER AVE
OTTAWA ON K1Z8M5

Between: Homestead Land Holdings Limited Landlord

And

Michael Churchward Tenant

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Churchward (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's Representative, Lana Mai, and the Tenant 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 \$1,891.06. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$62.17. This amount is calculated as follows: \$1,891.06 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to May 31, 2026, are \$14,973.56.
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 \$1,908.47 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 \$13.62 is owing to the Tenant for the period from January 1, 2026, to May 4, 2026.
10. The Landlord attempted to negotiate a payment plan with the Tenant.
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.
12. The Tenant, Michael Churchward does not dispute the arrears of rent claimed by the Landlord and attributes the arrears because of his deteriorating health. The Tenant is legally blind; he has recently suffered a stroke and suffers from Parkinsons. He is 74 years of age and on a limited income. The Tenant sought relief under section 83 by way of an extended termination date as to allow him to secure alternative housing.
13. Given the Tenant's circumstances, I find that it would not be unreasonable to allow the Tenant a delay to June 30, 2026, allowing the Tenant additional time to secure alternative housing.
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 30, 2026, pursuant to subsection 83(1)(b) of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
 2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$15,159.56 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.
- OR**
- \$17,050.62 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.
 3. The Tenant 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 30, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
 4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before June 30, 2026.**

5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$11,595.09. 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 Tenant. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$62.17 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 Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before June 30, 2026, then starting July 1, 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 July 1, 2026.

May 6, 2026
Date Issued

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 January 1, 2027, 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 Tenant 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	\$14,973.56
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$15,159.56

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 30, 2026

Rent Owing to June 30, 2026	\$16,864.62
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$17,050.62

C. Amount the Tenant must pay if the tenancy is terminated

Rent Owing to Hearing Date	\$13,331.18
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,908.47
Less the amount of the interest on the last month's rent deposit	- \$13.62
Total amount owing to the Landlord	\$11,595.09
Plus, daily compensation owing for each day of occupation starting May 5, 2026	\$62.17 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	