



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-015995-26

In the matter of: 5, 24 Kolb ave
Kapusking ON P5N1G1

Between: Tammy Beaulieu Landlords
Michel Carrier

And

Gaoussou Coulibaly Tenant

Tammy Beaulieu and Michel Carrier (the 'Landlords') applied for an order to terminate the tenancy and evict Gaoussou Coulibaly (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 30, 2026.

Only the Landlords attended the hearing.

As of 10:00 a.m., the Tenant was 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 Landlords' evidence.

Determinations:

1. The Landlords 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 \$800.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$26.30. This amount is calculated as follows: \$800.00 x 12, divided by 365 days.
5. The Tenant has paid \$2,400.00 to the Landlords since the application was filed.
6. The rent arrears owing to April 30, 2026, are \$3,600.00.

7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.
9. 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 May 31, 2026, pursuant to subsection 83(1)(b) of the Act.
10. At the hearing, the Landlords testified to the impact that the non-payment of rent has on their rental business. The Landlords own approximately 100 rental units and testified that they have had to use income from other units to cover the carrying costs for the rental unit while the Tenant has been behind on rent payments.
11. The Landlords also testified that they believe the Tenant has two children, but that they are unsure whether they reside in the rental unit.
12. Given the fact that, as of the hearing date, the Tenant has decreased the balance of arrears owing since the Landlords' application was filed, I find that it would not be unfair to the Landlords in all of the circumstances to postpone the enforceability date of this order to the end of the current rental period. This balances the Landlords' right to timely payment of the arrears with the Tenant's interest in preserving the tenancy.

It is ordered that:

1. The tenancy between the Landlords 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 Landlords or to the LTB in trust:**
 - \$4,586.00 if the payment is made on or before May 31, 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 May 31, 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 May 31, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlords \$3,786.00. 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 Tenant shall also pay the Landlords compensation of \$26.30 per day for the use of the unit starting May 1, 2026, until the date the Tenant moves out of the unit.

7. If the Tenant does not pay the Landlords the full amount owing on or before May 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlords 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 Landlords on or after June 1, 2026.

May 6, 2026
Date Issued

Jeremy Henderson
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 1, 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 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	\$6,800.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlords since the application was filed	- \$2,400.00
Total the Tenant must pay to continue the tenancy	\$4,586.00

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

Rent Owing to Hearing Date	\$6,000.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlords since the application was filed	- \$2,400.00
Total amount owing to the Landlords	\$3,786.00
Plus, daily compensation owing for each day of occupation starting May 1, 2026,	\$26.30 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	