



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

File Number: LTB-L-102814-25

In the matter of: 8 ELIZABETH STREET
COOKSTOWN ON L0L1L0

Between: Dianne Hemmings Landlord

And

Steve Stickwood Tenants
Shawna Giltin

Dianne Hemmings (the 'Landlord') applied for an order to terminate the tenancy and evict Steve Stickwood and Shawna Giltin (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

Only the Landlord's Representative, Erinn Deremo, and the Landlord, witness, Sophia Lavimodiere, attended the hearing.

As of 1:30 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.

The previous hearing date was adjourned as the Tenant did not have keys to the mailbox, and no service was completed of the Notice of Hearing other than the LTB's mailing to the rental unit. The Landlord's Witness, Sophia Lavimodiere, attended the hearing and testified that she prepared a package containing the Notice of Hearing and served it on the Tenant by courier on April 13, 2026. I found on this basis it was procedurally fair to proceed with the hearing.

Determinations:

1. 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.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,600.00. It is due on the 1st day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$52.60. This amount is calculated as follows: \$1,600.00 x 12, divided by 365 days.
5. The Tenants had not made any payments since the application was filed.
6. The rent arrears owing to May 31, 2026 are \$48,000.00.
7. The Landlord 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. The Landlord seeks a termination of the tenancy as the rent arrears are substantial, approaching the Board's limit of monetary jurisdiction, and the Tenant has not been responsive to efforts to establish a repayment plan for the rent arrears. The Tenant has also never paid rent after moving into the rental unit.
10. The Tenant did not attend to give evidence as to their personal circumstances and the Landlord's Legal Representative was aware of none.
11. 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:**
 - \$48,186.00 if the payment is made on or before May 23, 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 23, 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 23, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$46,796.40. 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 \$52.60 per day for the use of the unit starting May 5, 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 23, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 24, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before May 23, 2026, then starting May 24, 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 24, 2026.

May 12, 2026
Date Issued

Benjamin Seigel
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 24, 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 23, 2026

Rent Owing to May 31, 2026	\$48,000.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$48,186.00

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

Rent Owing to Hearing Date	\$46,610.40
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$46,796.40
Plus, daily compensation owing for each day of occupation starting May 5, 2026	\$52.60 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	