



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-099555-25

In the matter of: 511, 2480 EGLINTON AVE W
TORONTO ON M6M5G9

Between: Micah Homes Non-Profit Housing Landlord
Corproation

And

Luis Campos Villegas Tenant
Jennifer Campos Villegas

Micah Homes Non-Profit Housing Corproation (the 'Landlord') applied for an order to terminate the tenancy and evict Luis Campos Villegas and Jennifer Campos Villegas (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 28, 2026.

The Landlord and the Tenant attended the hearing.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

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 \$1,387.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$45.60. This amount is calculated as follows: \$1,387.00 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 April 30, 2026, are \$18,807.95. This was undisputed at the hearing.

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.

Relief from eviction

9. The Tenant Luis Campos Villegas (LV) requested relief from eviction in the form of a conditional order requiring payment of the ongoing monthly rent plus \$400.00 per month toward the arrears. LV testified that he had been unemployed for approximately six months while completing electrician training, had difficulty finding work afterward, and had a baby in January 2026. LV stated he is now employed full-time pursuant to a long-term employment agreement and earns approximately \$1,200.00 per week, or \$4,800.00 per month. LV also testified that he started this employment only 3 to 4 weeks before the hearing. LV also submitted in closing that he may be able to obtain \$5,000.00 in assistance toward the arrears. However, no documentary evidence was provided to support the Tenant's current income, the alleged long-term employment arrangement, or the availability of any third-party financial assistance.
10. I note that this matter was previously adjourned at the Tenant's request on February 4, 2026, and that an interim order was issued on February 18, 2026, requiring the Tenant to pay the ongoing rent in full and on time as it came due and owing. It was undisputed at this hearing that the Tenant has not paid any rent to the Landlord since the application was filed, including after the interim order was issued. In my view, the Tenant's failure to comply with that interim order weighs against granting discretionary relief.
11. The Landlord opposed relief and requested a standard order and submitted that the proposed payment plan is not realistic or sustainable because the arrears total \$18,807.95, and a repayment rate of \$400.00 per month would take approximately 47 months to satisfy the arrears, assuming full and timely payment of the ongoing monthly rent throughout that period and no further default.
12. 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 be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. In my view, given the absence of corroborating evidence of income or assistance, given the age and amount of the arrears, the length of time required to repay them under the proposed plan, and the Tenant's failure to comply with the interim order requiring ongoing rent payments, I find that it would be unfair to grant the requested relief from eviction.

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:**
 - **\$20,335.95** if the payment is made on or before May 24, 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 24, 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 24, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord **\$18,902.75**. 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 Landlord compensation of \$45.60 per day for the use of the unit starting April 29, 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 May 24, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 25, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before May 24, 2026, then starting May 25, 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 25, 2026.

May 13, 2026
Date Issued

Kyle Anderson
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 25, 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 24, 2026

Rent Owing To May 31, 2026	\$20,149.95
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$20,335.95

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

Rent Owing To Hearing Date	\$18,716.75
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$18,902.75
Plus daily compensation owing for each day of occupation starting April 29, 2026	\$45.60 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	