



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-010388-26

In the matter of: 1022, 80 BOND ST E
OSHAWA ON L1G0E6

Between: BOND & MARY DEVELOPMENT PHASE II INC. Landlord

And

Gailann Nicole Smith Tenant

BOND & MARY DEVELOPMENT PHASE II INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Gailann Nicole Smith (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 13, 2026.

The Landlord's Agent, Panya Jain, Landlord's Representative, Evgeny Aptekar, 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 \$2,140.00. It is due on the first day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$70.36. This amount is calculated as follows: \$2,140.00 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 \$8,560.00.
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 \$2,140.00 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 \$39.15 is owing to the Tenant for the period from May 31, 2025, to April 13, 2026.
10. I have considered all 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 Tenant and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
11. The Tenant requested that I exercise my discretion to order a payment plan for the balance of the arrears. The Tenant states that they will be making more money in the future and are able to make payments for the arrears. An analysis of the Tenants expenses and income was conducted, and it was disputed by the Landlord under cross-examination. The Landlord submits that the Tenant's expenses are much larger than presented, and, the Tenant has failed to provide any documented evidence of the future income that she is claiming.
12. I do not accept the evidence of the Tenant as reliable or consistent. Additionally, the Tenant has failed to make any payments towards the arrears, or the new rent that has become due since the application was filed. The evidence before me is that the Tenant has shown no intention to pay off the arrears and I find that conditional relief under s. 83 would not be appropriate in these circumstances. Delaying termination of the tenancy is equally problematic because of unfair prejudice to the Landlord.

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:**
 - \$10,886.00 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$13,026.00 if the payment is made on or before June 1, 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 1, 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 1, 2026.**

5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$5,341.53. 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 \$70.36 per day for the use of the unit starting April 14, 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 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 2, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before June 1, 2026, then starting June 2, 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 2, 2026.

May 21, 2026
Date Issued

Chris Hall
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 2, 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	\$10,700.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$10,886.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 1, 2026

Rent Owing To June 30, 2026	\$12,840.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$13,026.00

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

Rent Owing To Hearing Date	\$7,334.68
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,140.00
Less the amount of the interest on the last month's rent deposit	- \$39.15
Total amount owing to the Landlord	\$5,341.53
Plus daily compensation owing for each day of occupation starting April 14, 2026	\$70.36 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	