



Order under Section 69 Residential Tenancies Act, 2006

Citation: Gabriel Dumont Non-Profit Homes (Metro Toronto) Inc. v Fox-Jewitt, 2026 ONLTB 38427

Date: 2026-05-19

File Number: LTB-L-015551-26

In the matter of: 308B, 4201 KINGSTON RD
SCARBOROUGH ON M1E5B3

Between: Gabriel Dumont Non-Profit Homes (Metro Toronto) Inc. Landlord

And

Shania Fox-Jewitt Tenant

Gabriel Dumont Non-Profit Homes (Metro Toronto) Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Shania Fox-Jewitt (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on May 5, 2026.

Only the Landlord, represented by their legal representative, Jamuna Bhatnagar, attended the hearing.

As of 1:01 PM, 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 Landlord's evidence.

Determinations:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy and/or the claim for compensation in the application.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On February 13, 2026, the Landlord gave the Tenant an N8 notice of termination. The notice of termination contains the following allegations:

Rent Due	Rent Paid
March 1, 2025	February 28, 2025
April 1, 2025	February 28, 2025
May 1, 2025	February 28, 2025
June 1, 2025	March 1, 2025
July 1, 2025	August 26, 2025
August 1, 2025	November 27, 2025
September 1, 2025	November 27, 2025
October 1, 2025	November 27, 2025
November 1, 2025	November 27, 2025
December 1, 2025	Not Paid
January 1, 2026	Not Paid
February 1, 2026	Not Paid
March 1, 2026	Not Paid
April 1, 2026	Not Paid
May 1, 2026	Not Paid

4. The Tenant has persistently failed to pay the rent on the date it was due. The rent is due on the 1st day of each month. The rent has been paid late 11 times in the past 12 months.
5. The Tenant was required to pay the Landlord \$284.70 in daily compensation for use and occupation of the rental unit for the period from May 1, 2026 to May 5, 2026.
6. Based on the monthly rent, the daily compensation is \$56.94. This amount is calculated as follows: \$1,732.00 x 12, divided by 365 days.
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. 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.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 30, 2026.
2. If the unit is not vacated on or before May 30, 2026, then starting May 31, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 31, 2026.
4. The Tenant shall pay to the Landlord \$284.70, which represents compensation for the use of the unit from May 1, 2026 to May 5, 2026.
5. The Tenant shall also pay the Landlord compensation of \$56.94 per day for the use of the unit starting May 6, 2026 until the date the Tenant moves out of the unit.
6. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
7. The total amount the Tenant must pay the Landlord is \$470.70.
8. If the Tenant does not pay the Landlord the full amount owing on or before May 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 31, 2026 at 4.00% annually on the balance outstanding.

May 19, 2026
Date Issued

Jeanie Theoharis
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 of the Tenant expires on November 30, 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.