



Order under Section 69 Residential Tenancies Act, 2006

Citation: 1961160 Ontario Inc v Watson, 2026 ONLTB 38592

Date: 2026-05-14

File Number: LTB-L-018807-26

In the matter of: 3, 1264 Wyandotte Street East
WINDSOR ON N9A3K5

Between: 1961160 Ontario Inc Landlord

And

Kasia Watson Tenant

1961160 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Kasia Watson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 11, 2026.

The Landlord's Agent, Sandra Ing, 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 \$1,300.00. It is due on the 1st day of each month.
4. Based on the monthly rent, the daily rent compensation is \$42.74. This amount is calculated as follows: \$1,300.00 x 12, divided by 365 days.
5. The Tenant has paid \$500.00 to the Landlord since the application was filed.
6. The rent arrears owing to May 31, 2026, are \$7,150.00. \$50.00 of these arrears are a parking charge that the parties agreed to for the month of April 2026.
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 \$1,300.00 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 \$60.62 is owing to the Tenant for the period from May 1, 2024, to May 11, 2026.
10. 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.
11. The Tenant testified about her financial and personal circumstances. She testified that her arrears accumulated after she had a surgery in November 2025, which disrupted her income. She testified that her earnings vary significantly depending on commissions and that her peak income takes place over the winter months. She testified that she anticipates an increase in her income due to an expected promotion, but that she had yet to receive a formal offer. She also testified that she still owes debt on a leased vehicle that was damaged in an accident.
12. While I appreciate the Tenant's straightforwardness in disclosing the relevant circumstances, I think it would be unfair to grant relief from eviction in this case. The disclosed financial resources are speculative and do not provide the Board or the Landlord any guarantee of prompt repayment of the arrears.
13. The Landlord's agent, Sandra Ing, testified that the Landlord has experienced difficulty carrying the costs of the rental unit (including utility costs) without income coming in from rent. It would be highly prejudicial to the Landlord to allow the Tenant to continue to reside in the unit while the arrears continue to grow. As such, no relief is warranted under section 83 of the Act in this case.

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:**
 - \$7,336.00 if the payment is made on or before May 25, 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 25, 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 25, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$5,145.52. 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 \$42.74 per day for the use of the unit starting May 12, 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 25, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 26, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before May 25, 2026, then starting May 26, 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 26, 2026.

May 14, 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 November 26, 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 25, 2026

Rent Owing to May 31, 2026	\$7,650.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$500.00
Total the Tenant must pay to continue the tenancy	\$7,336.00

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

Rent Owing to Hearing Date	\$6,820.14
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$500.00
Less the amount of the last month's rent deposit	- \$1,300.00
Less the amount of the interest on the last month's rent deposit	- \$60.62
Total amount owing to the Landlord	\$5,145.52
Plus, daily compensation owing for each day of occupation starting May 12, 2026	\$42.74 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	