



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

File Number: LTB-L-019484-26

In the matter of: Unit 3, 62 CAMBRIDGE ST S
LINDSAY ON K9V3C2

Between: Ingram Investment & Management Group Landlord

And

Rhonda Anderson Tenant

Ingram Investment & Management Group (the 'Landlord') applied for an order to terminate the tenancy and evict Rhonda Anderson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Only the Landlord's legal representative, Nadine Little and the Landlord's agent, Andrew Ingram attended the hearing.

As of 9:45 a.m., 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:

Amending the application

1. At the hearing, the Landlord's legal representative requested that the application be amended to reflect the correct amount of arrears owing as of the date the application was filed. The Landlord's legal representative submitted that the application did not account for a payment of \$350.00 made toward the December 2025 rental period, which was properly reflected on the N4 notice. The Landlord's agent testified that the amended application and the L1/L9 Update Sheet were served on the Tenant and accurately reflected the arrears owing to the Landlord. The Tenant did not attend the hearing to dispute the requested amendment or the updated arrears amount.
2. I am satisfied that the requested amendment should be granted. The amendment does not introduce a new claim or alter the nature of the application but rather corrects the amount of arrears to account for a payment already made by the Tenant. I am also satisfied that

the Tenant would not suffer prejudice as a result of the amendment because the amended amount reduced the arrears claimed by the Landlord, the Tenant was served with the amended materials prior to the hearing, and the Tenant had notice of the corrected arrears amount being sought by the Landlord. Further, although properly served with notice of the hearing, the Tenant chose not to attend and therefore did not dispute the amendment request or claim any resulting prejudice. As such the application is amended to reflect that the amount of arrears owing to the Landlord for the period ending March 31, 2026 is \$4,450.00.

N4 Notice of termination

3. 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.
4. As of the hearing date, the Tenant was still in possession of the rental unit.
5. The lawful rent is \$1,200.00. It is due on the 1st day of each month.
6. Based on the Monthly rent, the daily rent/compensation is \$39.45. This amount is calculated as follows: \$1,200.00 x 12, divided by 365 days.
7. The Tenant has not made any payments since the application was filed.
8. The rent arrears owing to May 31, 2026 are \$6,850.00.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Landlord collected a rent deposit of \$1,200.00 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.
11. Interest on the rent deposit, in the amount of \$26.10 is owing to the Tenant for the period from May 1, 2025 to May 13, 2026.
12. 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 Tenant 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 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:**

- \$7,036.00 if the payment is made on or before May 30, 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 30, 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 30, 2026.**
 5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$5,122.75. 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 \$39.45 per day for the use of the unit starting May 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 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.
 8. 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.
 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 31, 2026.

May 19, 2026
Date Issued

Christina Philp
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 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.

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 30, 2026

Rent Owing To May 31, 2026	\$6,850.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$7,036.00

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

Rent Owing To Hearing Date	\$6,162.85
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,200.00
Less the amount of the interest on the last month's rent deposit	- \$26.10
Total amount owing to the Landlord	\$5,122.75
Plus daily compensation owing for each day of occupation starting May 14, 2026	\$39.45 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	