



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

**File Number:** LTB-L-105702-25

**In the matter of:** 1109, 2000 ISLINGTON AVE  
ETOBICOKE ON M9P3S7

**Between:** Teresa Maria Foggia-Ceolin Landlord

**And**

Tim Buell Tenant  
Marie Morgan

Teresa Maria Foggia-Ceolin (the 'Landlord') applied for an order to terminate the tenancy and evict Tim Buell and Marie Morgan (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 attended the hearing.

The Board's records show that an individual named Marie Morgan initially signed into the hearing but as of 9:42 a.m. the person was no longer signed in. When I called the matter during the hearing block at 10:20 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:**

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 \$3,430.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$112.77. This amount is calculated as follows: \$3,430.00 x 12, divided by 365 days.
5. The Tenant has paid \$3,430.00 to the Landlord since the application was filed.

6. The rent arrears owing to May 31, 2026, are \$35,622.56.
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. The Landlord submitted that the Tenant Tim Buell is elderly, and Marie Morgan assists him and may pay the amount owing. I find a short delay of until June 12, 2026, will provide the Tenant time to find another place to live or explore financial support to help pay the arrears.
10. Accordingly, 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 not be unfair to postpone the eviction until June 12, 2026 pursuant to subsection 83(1)(b) 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:**
  - \$35,808.56 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.

**OR**

  - \$39,238.56 if the payment is made on or before June 12, 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 12, 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 12, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$33,844.57. 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 \$112.77 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 June 12, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 13, 2026 at 4.00% annually on the balance outstanding.

8. If the unit is not vacated on or before June 12, 2026, then starting June 13, 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 13, 2026.

**May 20, 2026**  
**Date Issued**

---

Vinuri Sivalingam  
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 13, 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                                                             | \$39,052.56        |
| Application Filing Fee                                                                 | \$186.00           |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed | - \$3,430.00       |
| <b>Total the Tenant must pay to continue the tenancy</b>                               | <b>\$35,808.56</b> |

**B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 12, 2026**

|                                                                                        |                    |
|----------------------------------------------------------------------------------------|--------------------|
| Rent Owing To June 30, 2026                                                            | \$42,482.56        |
| Application Filing Fee                                                                 | \$186.00           |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed | - \$3,430.00       |
| <b>Total the Tenant must pay to continue the tenancy</b>                               | <b>\$39,238.56</b> |

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

|                                                                                                                     |                       |
|---------------------------------------------------------------------------------------------------------------------|-----------------------|
| Rent Owing To Hearing Date                                                                                          | \$37,088.57           |
| Application Filing Fee                                                                                              | \$186.00              |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed                              | - \$3,430.00          |
| <b>Total amount owing to the Landlord</b>                                                                           | <b>\$33,844.57</b>    |
| Plus daily compensation owing for each day of occupation starting May 14, 2026                                      | \$112.77<br>(per day) |
| **Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00. |                       |