



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-103688-25

In the matter of: 109, 540 CEDARVALE AVE
EAST YORK ON M4C0B2

Between: Woodgreen Community Housing Landlord

And

Mario Alonso Cerda Tenant

Woodgreen Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Mario Alonso Cerda (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 19, 2026.

Only the Landlord's Agent, Eromo Skingbehin and the Landlord's Witness, Shakir Fazley attended the hearing.

As of 2:12 p.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. Section 43(1)(c) of the *Residential Tenancies Act, 2006* (the 'Act') requires that a notice of termination be signed by the person giving the notice or an agent of the person. In this case, the N4 notice uploaded to the Portal was not signed.
2. The Landlord's Legal Representative submits that the Landlord's staff accidentally uploaded the unsigned copy of the N4 notice. The Landlord's Witness, Shakir Fazley ('SF'), who is a housing services coordinator for the Landlord, testified that he drafted and served the N4 notice upon the Tenant on November 14, 2025 by putting it under the door of the rental unit.
3. I was satisfied based on the uncontested evidence of the Landlord that the Tenant was served with a signed copy of the N4 notice of termination and that the N4 notice is valid.
4. 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.

5. As of the hearing date, the Tenant was still in possession of the rental unit.
6. The lawful rent is \$628.00. It is due on the 1st day of each month.
7. Based on the Monthly rent, the daily rent/compensation is \$20.65. This amount is calculated as follows: \$628.00 x 12, divided by 365 days.
8. The Tenant has paid \$628.00 to the Landlord since the application was filed.
9. The rent arrears owing to February 28, 2026 are \$1,256.00.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
11. There is no last month's rent deposit.
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:**
 - \$3,326.00 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.
- OR**
- \$3,954.00 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 \$1,206.35. 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 \$20.65 per day for the use of the unit starting February 20, 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

Christopher Lin
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	\$3,768.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$628.00
Total the Tenant must pay to continue the tenancy	\$3,326.00

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	\$4,396.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$628.00
Total the Tenant must pay to continue the tenancy	\$3,954.00

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

Rent Owing To Hearing Date	\$1,648.35
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$628.00
Total amount owing to the Landlord	\$1,206.35
Plus daily compensation owing for each day of occupation starting February 20, 2026	\$20.65 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	