



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

File Number: LTB-L-018487-26

In the matter of: Main Floor Unit, 35 REED DR
AJAX ON L1S5S2

Between: Wenda Lu Landlord

And

Sobrena Glasgow Tenants
Shawn Telemaque

Wenda Lu (the 'Landlord') applied for an order to terminate the tenancy and evict Sobrena Glasgow and Shawn Telemaque (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 7, 2026.

The Landlord and the Tenant, Sobrena Glasgow attended the hearing.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,500.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$82.19. This amount is calculated as follows: \$2,500.00 x 12, divided by 365 days.
5. The Tenants have paid \$2,500.00 to the Landlord since the application was filed.
6. The rent arrears owing to May 31, 2026 are \$11,600.00.
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'), including whether the Landlord attempted to negotiate a repayment agreement with the Tenants and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
10. The Tenant, Sobrena Glasgow ('SG') testified that she currently earns between \$2,200.00 and \$2,600.00 per month in net income which is less than the monthly rent. SG testified that the second-named Tenant, Shawn Telemaque ('ST') earns approximately \$700.00 to \$1,400.00 per month in net income.
11. SG testified that the Tenants fell into rental arrears due to the loss of their jobs. SG returned to work in October 2025 and ST returned to work as of January 2025. However, despite their return to work and alleged income, the Tenants have been unable to afford the monthly rent. SG acknowledged that the Tenants are unable to currently afford the monthly rent but testified she is searching for additional work that will enable her to pay the monthly rent and arrears.
12. Based on the evidence before me, particularly the Tenants' payment history, I am not satisfied that it would be fair to grant relief in the form of a payment plan as the Tenants would not be able to adhere to any proposed payment plan as of the date of the hearing. With regards to whether to postpone eviction, I also find that it would be unfair to grant any further relief from eviction as the arrears are only likely to grow further.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$11,786.00 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$14,286.00 if the payment is made on or before June 1, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have 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 Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before June 1, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$9,861.33. 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 Tenants shall also pay the Landlord compensation of \$82.19 per day for the use of the unit starting May 8, 2026 until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before June 1, 2026, the Tenants 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 Tenants 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	\$14,100.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$2,500.00
Total the Tenants must pay to continue the tenancy	\$11,786.00

B. Amount the Tenants 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	\$16,600.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$2,500.00
Total the Tenants must pay to continue the tenancy	\$14,286.00

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

Rent Owing To Hearing Date	\$12,175.33
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$2,500.00
Total amount owing to the Landlord	\$9,861.33
Plus daily compensation owing for each day of occupation starting May 8, 2026	\$82.19 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	