



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

File Number: LTB-L-027783-26

In the matter of: 201, 2263 WESTON ROAD
NORTH YORK ON M9N1Z5

Between: GREENWIN CORP Landlord

And

CATHY FRANCIS Tenant

GREENWIN CORP (the 'Landlord') applied for an order to terminate the tenancy and evict CATHY FRANCIS (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 20, 2026.

The Landlord's Legal Representative, Sean Beard, and the Tenant attended the hearing.

Determinations:

Preliminary Issue: Shaka Michael is not a Tenant

1. At the hearing, the Tenant testified that Shaka Michael (SM) had moved out of the rental unit in October 2024. The Tenant further testified that SM told her he would notify the Landlord, but when the L1 application was served the Tenant realized SM never told the Landlord he had vacated the unit.
2. The Landlord's Legal Representative testified that the Landlord was not aware that SM had moved out, but they were not challenging the assertion from the Tenant.
3. I accept the Tenant's evidence that SM has not resided in the rental unit since October 2024. I find that SM did not exercise any control over the unit and did not access, use or occupy the unit after October 2024. Therefore, SM was not in possession of the rental unit when this application was filed on March 29, 2026.
4. As SM has not been in possession of the rental unit for over 1 year, the Board would lack the jurisdiction under s.87(1.1)(b) of the *Residential Tenancies Act, 2006* (the 'Act') even if the Landlord had served SM with the notice of the application and of this hearing.

L1 Application:

5. 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.
6. As of the hearing date, the Tenant was still in possession of the rental unit.
7. The lawful rent is \$1,285.10. It is due on the 1st day of each month.
8. Based on the Monthly rent, the daily rent/compensation is \$42.25. This amount is calculated as follows: \$1,285.10 x 12, divided by 365 days.
9. The Tenant has paid \$2,549.00 to the Landlord since the application was filed.
10. The rent arrears owing to May 31, 2026 are \$1,412.11. The Tenant did not dispute the amount of the arrears.
11. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
12. The Landlord collected a rent deposit of \$1,258.67 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.
13. Interest on the rent deposit, in the amount of \$10.14 is owing to the Tenant for the period from January 1, 2026 to May 20, 2026.
14. The Tenant originally testified she was seeking a payment plan and the Landlord was consenting. However, the Tenant then testified she intends to pay the arrears and filing fee on or before May 29, 2026 and her son will assist her with the amount. The Tenant consented to a standard 11-day order.
15. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including any attempt to negotiate a payment plan, 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:**
 - \$1,598.11 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$2,883.21 if the payment is made on or before June 6, 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 6, 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 6, 2026.**
 5. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by \$110.80. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$42.25 per day for compensation for the use of the unit starting May 21, 2026 until the date the Tenant moves out of the unit.
 6. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
 7. If the unit is not vacated on or before June 6, 2026, then starting June 7, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
 8. 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 7, 2026.

May 26, 2026
Date Issued

Allana McComb
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 7, 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	\$3,961.11
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,549.00
Total the Tenant must pay to continue the tenancy	\$1,598.11

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 6, 2026

Rent Owing To June 30, 2026	\$5,246.21
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,549.00
Total the Tenant must pay to continue the tenancy	\$2,883.21

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

Rent Owing To Hearing Date	\$3,521.01
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,549.00
Less the amount of the last month's rent deposit	- \$1,258.67
Less the amount of the interest on the last month's rent deposit	- \$10.14
Total amount owing to the Landlord	\$(110.80)
Plus daily compensation owing for each day of occupation starting May 21, 2026	\$42.25 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	

