



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

File Number: LTB-L-023099-26

In the matter of: 602, 270 SPADINA RD E
KITCHENER ON N2M3X8

Between: 270 Operating GP Inc. Landlord

And

Nicole Collins Tenant

270 Operating GP Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Collins (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

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

The Landlord's Legal Representative, Jinal Patel, and the Tenant attended the hearing.

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 \$1,679.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$55.20. This amount is calculated as follows: \$1,679.00 x 12, divided by 365 days.
5. The Tenant has paid \$800.00 to the Landlord since the application was filed.
6. The rent arrears owing to May 31, 2026 are \$5,616.00, which is not disputed.
7. The Landlord is entitled to \$40.00 to reimburse the Landlord for administration charges and \$0.00 for bank fees the Landlord incurred as a result of 2 cheques given by or on behalf of the Tenant which were returned NSF.

8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$1,679.00 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.
10. Interest on the rent deposit, in the amount of \$13.52 is owing to the Tenant for the period from January 1, 2026 to May 20, 2026.
11. The Tenant sought a delayed termination of 30 days as she works from home.
12. The Landlord's Legal Representative sought a standard order as the parties have been before the Board previously and the arrears are substantial.
13. The Landlord's Legal Representative did not present any concrete and objective evidence of any prejudice the Landlord would experience if there was a short delayed termination of the tenancy, financial or otherwise. I also considered the amount of arrears outstanding and the minimal amount the Tenant has paid to the Landlord since the filing of the application, and I have weighed the prejudice to both parties.
14. 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 18, 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:**
 - \$5,842.00 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.
- OR**
- \$7,521.00 if the payment is made on or before June 18, 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 18, 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 18, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$3,574.48. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the

application and unpaid NSF charges. 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 \$55.20 per day for the use of the unit starting May 21, 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 18, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 19, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before June 18, 2026, then starting June 19, 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 19, 2026.

May 29, 2026
Date Issued

Samantha Greaves
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 19, 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	\$6,416.00
Application Filing Fee	\$186.00
NSF Charges	\$40.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$800.00
Total the Tenant must pay to continue the tenancy	\$5,842.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 18, 2026

Rent Owing To June 30, 2026	\$8,095.00
Application Filing Fee	\$186.00
NSF Charges	\$40.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$800.00
Total the Tenant must pay to continue the tenancy	\$7,521.00

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

Rent Owing To Hearing Date	\$5,841.00
Application Filing Fee	\$186.00
NSF Charges	\$40.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$800.00
Less the amount of the last month's rent deposit	- \$1,679.00
Less the amount of the interest on the last month's rent deposit	- \$13.52
Total amount owing to the Landlord	\$3,574.48
Plus daily compensation owing for each day of occupation starting May 21, 2026	\$55.20 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	

