



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

File Number: LTB-L-018427-26

In the matter of: 1311, 1865 PICKERING PKY
PICKERING ON L1V0H2

Between: Marlon Whittick Landlord

And

Lisa Drodge Tenants
Edward Drodge

Marlon Whittick (the 'Landlord') applied for an order to terminate the tenancy and evict Lisa Drodge and Edward Drodge (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 25, 2026.

The Landlord's Representative, Tariq Obeidi, and the Landlord attended the hearing.

The matter was called at 2:38 p.m. and again at 3:01 p.m., and the Tenants were not present or represented at the hearing when I called the matter although properly served with notice of this hearing by the LTB. It appeared that the first named Tenant did sign in at one point. 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 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 \$3,000.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$98.63. This amount is calculated as follows: \$3,000.00 x 12, divided by 365 days.
5. The Tenants have not made any payments since the application was filed.

6. The rent arrears owing to May 31, 2026, are \$21,000.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$3,000.00 from the Tenants 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.

Relief from Eviction

9. The Landlord is requesting a standard 11-day eviction order as the rent arrears are substantial and continuing the tenancy would be highly prejudicial to the Landlord as the Landlord is facing financial hardship due to the non-payment of rent from the Tenants. The Landlord is not aware of any circumstances that support granting relief from eviction. As noted, the Tenants did not attend the hearing, therefore I did not have the opportunity to hear the evidence regarding the Tenants' circumstances or to dispute the Landlord's application for an eviction order.
10. 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.

Legal Representation Costs Denied

11. The Landlord's Legal Representative requested the Tenant pay legal costs in the amount of \$700.00 to the Landlord. The Landlord's position is that the Tenants and the Landlord signed an N11 with a date of termination of October 31, 2025, and the Tenants failed to vacate. Because the Tenants failed to vacate and have incurred rent arrears, the Landlord hired a legal representative and feels the Tenants should be responsible to pay for it.
12. In accordance with the Board's Interpretation Guideline 3, costs to a successful party for the preparation/representation fees paid to a legal representative are generally only awarded in cases of unreasonable conduct in the proceeding by the opposing side. The Tenants did not attend the hearing. The Landlord received the order sought. Therefore, no costs are awarded.

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:**
 - \$21,186.00 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$24,186.00 if the payment is made on or before June 8, 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 8, 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 8, 2026.**
 5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$17,651.75. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
 6. The Tenants shall also pay the Landlord compensation of \$98.63 per day for the use of the unit starting May 26, 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 8, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 9, 2026, at 4.00% annually on the balance outstanding.
 8. If the unit is not vacated on or before June 8, 2026, then starting June 9, 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 9, 2026.

May 28, 2026
Date Issued

Paula West Oreskovich
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 9, 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	\$21,000.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$21,186.00

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before June 8, 2026.

Rent Owing to June 30, 2026	\$24,000.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$24,186.00

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

Rent Owing to Hearing Date	\$20,465.75
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,000.00
Total amount owing to the Landlord	\$17,651.75
Plus, daily compensation owing for each day of occupation starting May 26, 2026	\$98.63 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	