



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

File Number: LTB-L-013592-26

In the matter of: A, 4715 CLEARWATER RD
SYDENHAM ON K0H2T0

Between: Noah Jackson Landlord

And

Ronnie Brown Tenant

Noah Jackson (the 'Landlord') applied for an order to terminate the tenancy and evict Ronnie Brown (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on April 29, 2026.

The Landlord and the Tenant attended the hearing.

Only the Landlord's Representative, Shasta Pearson, attended the hearing.

As of 9:33 a.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. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy. Therefore, the tenancy will be terminated.
2. The Tenant was in possession of the rental unit on the date the application was filed.

N8 Notice of Termination

3. On February 6, 2026, the Landlord gave the Tenant an N8 notice of termination deemed served on February 11, 2026. The notice of termination contains the following allegations:

in the calendar year of 2025, the Tenant was late paying their rent 11 months out of the year. At the hearing, the Landlord's Representative submits that the Tenant also paid the rent late in January, March, and April 2026.

Persistently Late

4. The Tenant has persistently failed to pay the rent on the date it was due. The rent is due on the first day of each month. The rent has been paid late 14 times in the past 16 months.
5. Since the application was filed in February 2026, the Tenant has failed to pay the rent on time for March and April.

Daily compensation, Rent deposit

6. Based on the monthly rent, the daily compensation is \$82.19. This amount is calculated as follows: \$2,500.00 x 12, divided by 365 days.
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.

Relief from eviction

9. 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 be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. As the matter was uncontested, I could not consider the circumstances of the Tenant which led to them persistently paying their rent late. The Landlord's Representative was not aware of any circumstances that would cause me to exercise my discretion under s. 83.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 12, 2026.
2. If the unit is not vacated on or before June 12, 2026, then starting June 13, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 13, 2026.
4. The Tenant shall also pay the Landlord compensation of \$82.19 per day for the use of the unit starting May 1, 2026, until the date the Tenant moves out of the unit.
5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
6. The total amount the Tenant must pay the Landlord is \$186.00.

7. If the Tenant does not pay the Landlord the full amount owing on or before June 12, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 13, 2026, at 4.00% annually on the balance outstanding.

June 1, 2026
Date Issued

Chris Hall
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 of the Tenant expires on December 13, 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.