



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

**File Number:** LTB-L-022092-26

**In the matter of:** 2, 993 PELISSIER ST  
WINDSOR ON N9A 4L6

**Between:** 2675586 Ontario Inc Landlord

**and**

Michael Beecroft  
Kellie Bradfield Tenants

2675586 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Beecroft and Kellie Bradfield (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 26, 2026.

Only the Landlord's representative, Marc Hooper, attended the hearing.

As of 9:57 a.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Board. 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. I raised a preliminary issue regarding the certificate of service filed with the Board for the Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). During the hearing, the Landlord's representative referred to the lease agreement which authorizes the Landlord to serve the Tenants by email. Therefore, I am satisfied that the Landlord served the Tenant with a valid N4 notice on February 10, 2026. 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 Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,450.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$47.67. This amount is calculated as follows: \$1,450.00 x 12, divided by 365 days.

5. The Tenants have paid \$1,000.00 to the Landlord since the application was filed.
6. The rent arrears owing to May 31, 2026, are \$3,575.00.
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 \$1,450.00 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.
9. Interest on the rent deposit, in the amount of \$30.37 is owing to the Tenants for the period from May 28, 2025, to May 26, 2026.

*Relief from Eviction*

10. 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)(a) of the Act.
11. The Landlord's representative sought an eviction order for termination and eviction with 11 days for the Tenants to pay off all outstanding amounts and void the order. The parties were unsuccessful resolving the issue of rent arrears through a payment plan. The Landlord was not aware of any reason to delay or deny eviction. As the Tenants did not attend, no other circumstances were presented to me. I did not have any evidence on which I could consider ordering a payment plan nor in the circumstances was I satisfied it was fair to extend the date for eviction without indication from the Tenants that they still wish to preserve the tenancy.

**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 Board in trust:**
  - \$5,211.00 if the payment is made on or before June 12, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the Board 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 12, 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 12, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$2,070.05. 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 \$47.67 per day for the use of the unit starting May 27, 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 12, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 13, 2026, at 4.00% annually on the balance outstanding.
8. 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.
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 13, 2026.

**June 1, 2026**  
**Date Issued**

\_\_\_\_\_  
Adeela Alvez  
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 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.

**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 June 12, 2026.**

|                                                                                         |                   |
|-----------------------------------------------------------------------------------------|-------------------|
| Rent Owing to June 30, 2026                                                             | \$6,025.00        |
| Application Filing Fee                                                                  | \$186.00          |
| <b>Less</b> the amount the Tenants paid to the Landlord since the application was filed | - \$1,000.00      |
| <b>Total the Tenants must pay to continue the tenancy</b>                               | <b>\$5,211.00</b> |

**B. Amount the Tenants must pay if the tenancy is terminated.**

|                                                                                                                     |                      |
|---------------------------------------------------------------------------------------------------------------------|----------------------|
| Rent Owing to Hearing Date                                                                                          | \$4,364.42           |
| Application Filing Fee                                                                                              | \$186.00             |
| <b>Less</b> the amount the Tenants paid to the Landlord since the application was filed                             | - \$1,000.00         |
| <b>Less</b> the amount of the last month's rent deposit                                                             | - \$1,450.00         |
| <b>Less</b> the amount of the interest on the last month's rent deposit                                             | - \$30.37            |
| <b>Total amount owing to the Landlord</b>                                                                           | <b>\$2,070.05</b>    |
| Plus, daily compensation owing for each day of occupation starting May 27, 2026                                     | \$47.67<br>(per day) |
| **Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00. |                      |