



Order under Section 69 Residential Tenancies Act, 2006

Citation: GREENBOARD HOLDINGS LTD v PACHECO, 2026 ONLTB 42240

Date: 2026-06-04

File Number: LTB-L-019507-26

In the matter of: 1103, 170 CHALKFARM DR
TORONTO ON M3L2H9

Between: Greenboard Holdings Ltd Landlord

And

Allan Pacheco Tenants
Andrea Ramirez Mendoza

Greenboard Holdings Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Allan Pacheco and Andrea Ramirez Mendoza (the 'Tenants') because the Tenants did not pay the rent that the Tenants' owe.

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

Only the Landlord's Representative, Jason Paine, and the Tenants attended the hearing.

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 Tenant, Allan Pacheco, indicated that he was not accessing the unit as a result of an order issued by another court of jurisdiction and that does not sever the joint tenancy nor does it sever the tenancy agreement with the Landlord.
4. The lawful rent is \$1,926.45. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$63.34. This amount is calculated as follows: $\$1,926.45 \times 12$, divided by 365 days.
6. The Tenants have paid \$37.19 to the Landlord since the application was filed.

7. The rent arrears owing to May 31, 2026, are \$7,774.27.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. There is no last month's rent deposit.

Relief from eviction

10. The Tenant, Andrea Ramirez Mendoza, testified that the tenancy was no longer sustainable and did not have the income to support the monthly rent. The Tenant requested a 60-day delay of eviction so her children can finish the school year at the end of June and find another suitable unit.
11. The Landlord opposed any further relief and requested a standard order with an extension to June 30, 2026, to allow the Tenants more time to find alternative housing.
12. Based on the evidence before me and the parties' submissions, I find that the Tenants request of a 60-day extension would be prejudicial to the Landlord due to the high arrears. Further, I find that it would be reasonable to allow a 30-day delay of eviction. This will provide the Tenants' children to complete the school year and allow more time for the Tenants to find alternative housing.
13. 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 not be unfair to postpone the eviction until June 30, 2026, pursuant to subsection 83(1)(b) of the Act.

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:**
 - \$9,886.72 if the payment is made on or before June 30, 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 30, 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 30, 2026.**

5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$7,617.32. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlord compensation of \$63.34 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 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before June 30, 2026, then starting July 1, 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 July 1, 2026.

June 4, 2026
Date Issued

Colette Myers
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 January 1, 2027 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 June 30, 2026

Rent Owing To June 30, 2026	\$9,737.91
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$37.19
Total the Tenant must pay to continue the tenancy	\$9,886.72

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

Rent Owing To Hearing Date	\$7,468.51
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$37.19
Total amount owing to the Landlord	\$7,617.32
Plus daily compensation owing for each day of occupation starting May 26, 2026	\$63.34 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	