



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

File Number: LTB-L-010851-26

In the matter of: 208B, 223 Main Street South
Brampton ON L6Y6H1

Between: WC Operating (IVY ONTARIO) LP O/A Landlord
Amica Peel Village Inc.

And

Eric Dunkley Tenant

WC Operating (IVY ONTARIO) LP O/A Amica Peel Village Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Eric Dunkley (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's legal representative, Victoria Chen, and the Tenant's representative, Brenton Dunkley, 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 \$1,842.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$60.56. This amount is calculated as follows: \$1,842.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to April 30, 2026, are \$14,736.00.
7. There is no last month's rent deposit.
8. The Landlord is not seeking the application filing fee.

9. Through their representative, the Tenant did not dispute the arrears and requested that the eviction be delayed until April 30, 2026. As the date of this order falls after the requested date and having regard to the length of the tenancy and the Tenant's age, I find that a short delay is appropriate. Having considered all of the circumstances disclosed in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), I find that it would not be unfair to postpone the eviction until June 19, 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:**
 - \$18,420.00 if the payment is made on or before June 19, 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 19, 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 19, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$14,105.20. This amount includes rent arrears owing up to the date of the hearing. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$60.56 per day for the use of the unit starting April 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 19, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 20, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before June 19, 2026, then starting June 20, 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 20, 2026.

June 1, 2026
Date Issued

Colin Elsby
 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 20, 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 June 19, 2026

Rent Owing To June 30, 2026	\$18,420.00
Total the Tenant must pay to continue the tenancy	\$18,420.00

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

Rent Owing To Hearing Date	\$14,105.20
Total amount owing to the Landlord	\$14,105.20
Plus daily compensation owing for each day of occupation starting April 21, 2026	\$60.56 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	