



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

File Number: LTB-L-104976-25

In the matter of: 2, 35 CRAIG ST
OTTAWA ON K1S4B6

Between: Mario Simioni Landlord

And

Jessica Logan Tenant

Mario Simioni (the 'Landlord') applied for an order to terminate the tenancy and evict Jessica Logan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 5, 2026.

The Landlord's agent Alan Laplante, the Landlord's representative Julie Best and the Tenant 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 \$1,675.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$55.07. This amount is calculated as follows: \$1,675.00 x 12, divided by 365 days.
5. The Tenant has paid \$1,175.00 to the Landlord since the application was filed.
6. The rent arrears owing to May 31, 2026 are \$10,050.00. The Tenant testified that she did not agree with the arrears but provided no information about any additional payments she has made that have not been attributed to her. We find that the Landlord provided reliable evidence regarding the amount of arrears.
7. The Tenant referenced an issue with a deck at the rental complex. As the Tenant did not provide a written description of a tenant issue she intended to raise at least 7 days in

advance of the hearing, nor provide a satisfactory explanation for failing to do so, as required by section 82 of the *Residential Tenancies Act, 2006* ('the Act') and Rule 19.4 of the Board's Rules of Procedure, the tenant issue was not heard.

8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$1,675.00 from the Tenant 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.
10. Interest on the rent deposit, in the amount of \$21.01 is owing to the Tenant for the period from September 30, 2025 to May 5, 2026.
11. The Tenant testified that she believes that the reason for the application is because she complained to the Landlord about the deck issue. We accept the Landlord's evidence that the reason for the application is the substantial rent arrears. The Tenant fell into arrears and then the Landlord served the notice of termination. As such we do not find that mandatory relief from eviction pursuant to section 83(3)(c) applies.
12. We 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 Tenant, and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
13. The Tenant said that she had given the situation careful thought and that the rental unit no longer met her needs and so there is no interest in sustaining the rental unit. The Tenant stated that the rental unit and arrears were causing stress and moving at the end of the month was the option that was most desirable. The Tenant stated that she intends to pay the Landlord in the future.
14. We find that any further delay before terminating the tenancy would be unfair to the Landlord. The arrears are significant and the Landlord has been waiting a long time for repayment. The Landlord provided evidence that they are a small landlord and that the arrears are impacting the cashflow of the building.

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:**
 - \$11,911.00 if the payment is made on or before June 14, 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 14, 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 14, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$7,140.34. 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 Tenant. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$55.07 per day for the use of the unit starting May 6, 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 14, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 15, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before June 14, 2026, then starting June 15, 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 15, 2026.

June 3, 2026

Date Issued

Darlene Cook

Member, Landlord and Tenant Board

Amanda Kovats

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 8, 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 14, 2026

Rent Owing To June 30, 2026	\$11,725.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$11,911.00

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

Rent Owing To Hearing Date	\$9,825.35
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,175.00
Less the amount of the last month's rent deposit	- \$1,675.00
Less the amount of the interest on the last month's rent deposit	- \$21.01
Total amount owing to the Landlord	\$7,140.34
Plus daily compensation owing for each day of occupation starting May 6, 2026	\$55.07 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	