



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-018265-26

In the matter of: 104, 900 CENTRAL PARK DR
BRAMPTON ON L6S3J6

Between: Genevieve Van Klink Landlord

And

Edwin Wice Tenant

Genevieve Van Klink (the 'Landlord') applied for an order to terminate the tenancy and evict Edwin Wice (the 'Tenant') because:

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

This application was heard by videoconference on May 12, 2026.

Only the Landlord, and their Legal Representative, Ciara McMillen, attended the hearing.

As of 10:21am, 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 and the claim for compensation in the application. Therefore, the application is granted.
2. The Tenant was in possession of the rental unit on the date the application was filed.

N8 Notice of Termination

3. On February 19, 2026, the Landlord gave the Tenant an N8 notice of termination deemed served on the same date. The notice of termination contains the following allegations: the Tenant paid rent late 10 times from March 2025 to February 2026.

Persistently Late

4. Based on the uncontested evidence of the Landlord, I find that the Tenant has persistently failed to pay the rent on the date it was due. The rent is due on the 1st day of each month. The pattern of late payment as set out in the N8 Notice and as submitted at the hearing is as follows:
 - March to November 2025 was paid late; and
 - December 2026 to present there has been no payments of rent.

Filing Fee

5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

Relief from Eviction

6. The Landlord's Legal Representative requested termination of the tenancy and submitted that the Landlord relies on the Tenant to pay the rent on time so that they can meet their financial obligations such as the mortgage and condominium fees associated with the property. The Landlord testified that they are going into debt and has borrowed money from family members to carry the costs of the property. Additionally, due to the non-payment of rent, the Landlord has applied to the bank for a pause in their mortgage and faces foreclosure.
7. As the Tenant was not present to speak to their circumstances, the Landlord was asked if they were aware of any circumstances of the Tenant that may support delaying or denying eviction. The Landlord testified that the Tenant has two children and may have mental health issues; moreover, the Landlord stated that they were advised by the neighbours that the Tenant has not been seen at the property for a while now.
8. 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 it would be prejudicial to the Landlord. The Tenant did not attend the hearing to dispute the claim against them or to request relief from eviction. As such, the Tenant shall have the standard 11 days to find a new home and move out.

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 7, 2026.
2. If the unit is not vacated on or before June 7, 2026, then starting June 8, 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 8, 2026.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.

5. If the Tenant does not pay the Landlord the full amount owing on or before June 7, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 8, 2026, at 4.00% annually on the balance outstanding.

June 3, 2026
Date Issued

Amit Gurpersaud
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 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.