



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

File Number: LTB-L-016034-26

In the matter of: 205, 25 HAMILTON ST
LINDSAY ON K9V3E3

Between: KLH Housing Corp [KLHHC] Landlord

And

Doreen McQuiggan Tenant

KLH Housing Corp [KLHHC] (the 'Landlord') applied for an order to terminate the tenancy and evict Doreen McQuiggan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Only the Landlord's legal representative, Caroline Smith attended the hearing.

As of 1:40 p.m., 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:

Preliminary Issue

1. At the hearing, I raised the issue that the application did not reflect all rental periods for which arrears were owing as of the date the application was filed. The Landlord's representative submitted that the application was filed on February 22, 2026 and claimed arrears only to December 31, 2025 because the Tenant had paid the rent due for January 2026 and February 2026.
2. I find that the application should accurately reflect the arrears outstanding for all rental periods up to the date the application was filed. I am satisfied that no prejudice arises from amending the application in the circumstances. The amendment does not introduce a new claim or remedy, nor does it alter the nature of the proceeding. Rather, it corrects the rental period covered by the application so that it corresponds to the arrears outstanding as of the filing date. The Tenant did not attend the hearing to make submissions regarding

the proposed amendment. Accordingly, I find it appropriate to amend the application to reflect arrears owing to February 28, 2026 in the amount of \$2,219.00.

N4 Notice of termination

3. 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.
4. As of the hearing date, the Tenant was still in possession of the rental unit.
5. The lawful rent is \$559.00. It is due on the 1st day of each month.
6. Based on the Monthly rent, the daily rent/compensation is \$18.38. This amount is calculated as follows: \$559.00 x 12, divided by 365 days.
7. The Tenant has paid \$1,677.00 to the Landlord since the application was filed.
8. The rent arrears owing to May 31, 2026 are \$2,219.00.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. There is no last month's rent deposit.
11. 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 not be unfair to postpone the eviction until June 30, 2026 pursuant to subsection 83(1)(b) of the Act.
12. At the hearing the Landlord's legal representative requested an extended standard eviction order to June 30, 2026, to provide the Tenant with additional time to pay the arrears owing, and I consented to the request.

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:**
 - \$2,964.00 if the payment is made on or before June 30, 2026, minus any rent payments or compensation paid by the Tenant. 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 30, 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 30, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$1,937.90, minus any rent payments or compensation paid by the Tenant. 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 Tenant shall also pay the Landlord compensation of \$18.38 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 30, 2026, the Tenant 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 9, 2026
Date Issued

Christina Philp
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	\$4,455.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,677.00
Total the Tenant must pay to continue the tenancy	\$2,964.00

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

Rent Owing To Hearing Date	\$3,428.90
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,677.00
Total amount owing to the Landlord	\$1,937.90
Plus daily compensation owing for each day of occupation starting May 6, 2026	\$18.38 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	