



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-018964-26

In the matter of: 761 CHALLINOR TERR
Milton ON L9T7V5

Between: Stacy R D Jones Landlord

And

Daniel Dove Tenant

Stacy R D Jones (the 'Landlord') applied for an order to terminate the tenancy and evict Daniel Dove (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 11, 2026.

The Landlord 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 \$2,799.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$92.02. This amount is calculated as follows: \$2,799.00 x 12, divided by 365 days.
5. The Tenant has paid \$11,196.00 to the Landlord since the application was filed.
6. The Tenant has paid all the arrears for the period ending May 31, 2026, after the application was filed.
7. The only amount outstanding is the Landlord's remaining cost of filing the application. As a result, the order will be limited to costs only and not eviction.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

9. At the hearing the Landlord testified that the reason they continued with the hearing is that the Tenant had the region of Halton pay his arrears as part of their rental support program.
10. The Landlord explained that this is only a one-time support payment based on information provided by the Tenant that he can continue to pay upcoming rent, and she has since become aware that the Tenant acquired the rental unit fraudulently.
11. While the Landlord may have concerns with respect to the Tenant's ability to pay the rent going forward or having acquired the tenancy fraudulently, the only funds remaining outstanding are the Landlord's \$186.00 filing fee and I am not satisfied that it would be appropriate to issue an order for termination based on the filing fee alone.

It is ordered that:

1. The Tenant shall pay \$186.00 to the Landlord for the cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before June 20, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 21, 2026, at 4.00% annually on the balance outstanding.

June 9, 2026
Date Issued

Reid Jackson
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.