



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

File Number: LTB-L-034978-25

In the matter of: 107, 580 CHRISTIE ST
TORONTO ON M6G3E3

Between: Henrjeta Mece Landlord

And

Xavier Wilson Tenant

Henrjeta Mece (the 'Landlord') applied for an order to terminate the tenancy and evict Xavier Wilson (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

Henrjeta Mece (the 'Landlord') also applied for an order requiring Xavier Wilson (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on June 8, 2026.

Only the Landlord attended the hearing.

As of 10:20 a.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:

L2 Application:

1. The Landlord served an N5 notice of termination on April 7, 2025 with a date of termination of April 25, 2025. The Landlord then served another first N5 notice of termination on May 7, 2025 with a date of termination of May 19, 2025. Neither provided 20 days notice as required by section 64(2)(a) of the *Residential Tenancies Act, 2006* (the 'Act').
2. The Landlord testified that the Certificate of Service for the N5 notice with the date of termination of May 19, 2025 was supposed to say April 29, 2025, not May 7, 2025. However, the Landlord did not provide any supporting documentary evidence to confirm service on April 29, 2025, and therefore I was not satisfied that the Landlord could establish on a balance of probabilities that she had served the N5 notice of termination on April 29, 2025, not May 7, 2025 as stated on her Certificate of Service.
3. As such, the L2 application was dismissed.

L1 Application:

4. 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.
5. As of the hearing date, the Tenant was still in possession of the rental unit.
6. The lawful rent is \$2,000.00. It is due on the 7th day of each month.
7. Based on the Monthly rent, the daily rent/compensation is \$65.75. This amount is calculated as follows: \$2,000.00 x 12, divided by 365 days.
8. The Tenant has paid \$15,000.00 to the Landlord since the application was filed.
9. The rent arrears owing to July 6, 2026 are \$15,000.00.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
11. The Landlord collected a rent deposit of \$2,000.00 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.
12. Interest on the rent deposit, in the amount of \$63.37 is owing to the Tenant for the period from February 6, 2025, to June 8, 2026.
13. The Tenant did not attend the hearing and thus I did not hear any evidence or submissions from them regarding their circumstances. The Landlord was not aware of any relevant section 83 considerations for the Tenant.
14. 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.

It is ordered that:

1. The Landlord's L2 application is dismissed.
2. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
3. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$13,580.50 if the payment is made on or before June 22, 2026. See Schedule 1 for the calculation of the amount owing.
4. 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 22, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
5. **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 22, 2026.**
6. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$9,676.13. 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.
7. The Tenant shall also pay the Landlord compensation of \$65.75 per day for the use of the unit starting June 9, 2026 until the date the Tenant moves out of the unit.
8. If the Tenant does not pay the Landlord the full amount owing on or before June 22, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 23, 2026 at 4.00% annually on the balance outstanding.
9. If the unit is not vacated on or before June 22, 2026, then starting June 23, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. 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 23, 2026.

June 11, 2026
Date Issued

Allana McComb
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 23, 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 22, 2026

Rent Owing To July 6, 2026	\$28,394.50
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$15,000.00
Total the Tenant must pay to continue the tenancy	\$13,580.50

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

Rent Owing To Hearing Date	\$26,553.50
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$15,000.00
Less the amount of the last month's rent deposit	- \$2,000.00
Less the amount of the last month's rent deposit interest	-\$63.37
Total amount owing to the Landlord	\$9,676.13
Plus daily compensation owing for each day of occupation starting June 9, 2026	\$65.75 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	