



Order under Section 69 Residential Tenancies Act, 2006

Citation: Aplus Management v McDonnell, 2026 ONLTB 46348

Date: 2026-06-12

File Number: LTB-L-027940-26

In the matter of: 50 Harrison Street
Alexandria ON K0C1A0

Between: Aplus Management Landlord
13222608 Canada Inc.

And

Kevin McDonnell Tenant

Aplus Management and 13222608 Canada Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Kevin McDonnell (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 9, 2026.

Only the Landlord's agent Alain Billard and the Landlord's legal representative James Moak attended the hearing.

As of 10:05 am, 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. The Tenant did not join during the scheduled block and the LTB technical team did not advise of any related issues.

Determinations:

Did the Tenant receive notice of the hearing?

1. At the hearing, I raised a preliminary issue related to service and the Notice of Hearing. The Board record confirms that the Notice of Hearing mailed to the Tenant by the Board on May 1, 2026 was returned by Canada Post as undeliverable.
2. The Landlord's representative believes that was "strategy" on the part of the Tenant to delay the LTB proceeding.

3. The Landlord's agent testified that on June 5, 2026 the Tenant was provided with the L1/L9 update sheet and a copy of the Notice of Hearing when it was slid under the door of the rental unit. The Tenant did not respond. A Certificate of Service was filed to support this claim.
4. While I acknowledge that the Board's Notice of Hearing was returned as undeliverable, I am satisfied that that Landlord provided details related to this hearing to the Tenant on June 5, 2026. The hearing proceeded accordingly.
5. 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.
6. As of the hearing date, the Tenant was still in possession of the rental unit.
7. The lawful rent is \$1,650.00. It is due on the 1st day of each month.
8. Based on the Monthly rent, the daily rent/compensation is \$54.25. This amount is calculated as follows: \$1,650.00 x 12, divided by 365 days.
9. The Tenant has not made any payments since the application was filed.
10. The rent arrears owing to June 30, 2026 are \$9,900.00.
11. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
12. There is no last month's rent deposit.
13. The Landlord's agent said that it is the practice of the property management company to try to work with tenants to preserve their tenancy. In this case, monthly attempts were made to discuss the arrears and a payment plan with the Tenant but the Tenant did not respond. The Landlord's agent has no further knowledge of the Tenant's circumstances.
14. The Tenant did not attend the hearing to defend their position or seek relief from the Board.
15. I 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.

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:**

- \$10,086.00 if the payment is made on or before June 23, 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 23, 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 23, 2026.**
 5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$8,924.25. 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 \$54.25 per day for the use of the unit starting June 10, 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 23, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 24, 2026 at 4.00% annually on the balance outstanding.
 8. If the unit is not vacated on or before June 23, 2026, then starting June 24, 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 24, 2026.

June 12, 2026
Date Issued

Dana Wren
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 24, 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 23, 2026

Rent Owing To June 30, 2026	\$9,900.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$10,086.00

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

Rent Owing To Hearing Date	\$8,738.25
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$8,924.25
Plus daily compensation owing for each day of occupation starting June 10, 2026	\$54.25 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	