



Order under Section 69 Residential Tenancies Act, 2006

Citation: Homestead Land Holdings Limited v Rampersaud, 2026 ONLTB 46400

Date: 2026-06-16

File Number: LTB-L-108973-25

In the matter of: 309, 2301 LAKE SHORE BLVD W
ETOBICOKE ON M8V1A7

Between: Homestead Land Holdings Limited Landlord

And

Nesha Rampersaud Tenant

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Nesha Rampersaud (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's legal representative Fatima Shahzad and the Tenant attended the hearing.

The Tenant spoke with Tenant Duty Counsel.

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 \$1,891.57. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$62.19. This amount is calculated as follows: \$1,891.57 x 12, divided by 365 days.
5. The Tenant has paid \$6,597.24 to the Landlord since the application was filed.
6. The rent arrears owing to June 30, 2026 are \$13,897.90.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,893.41 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.
9. Interest on the rent deposit, in the amount of \$17.43 is owing to the Tenant for the period from January 1, 2026 to June 9, 2026.
10. The Tenant does not dispute the arrears owing to the Landlord.
11. The Tenant said that she moved into the rental unit around January 2020 and her adult daughter lives in the unit and contributes to the rent. The Tenant said that due to an accident, she is unable to work and receives disability benefits in the amount of \$1,100.00 monthly. The Tenant seeks a payment plan.
12. It was the testimony of the Tenant that her daughter is the main source of financial support, with income from two part-time jobs. Combined, her daughter's income is around \$2,100.00 per month. The Canada Post job is around \$19.00 per hours and around 8 hours per week. The main source of the income comes from a contract position with the Canadian Journalism Foundation. However, this contract is due to expire in July 2026. Her daughter's contract has been renewed in the past but has no update for this contract period. I note, the Tenant did not provide any documentary evidence to support these claims and the daughter did not attend the hearing to testify.
13. The Tenant also states that her ex-husband has agreed to provide some financial support in the amount of \$500.00 per month. However, I also note that in cross examination, the Tenant also testified that her ex-husband could not afford to help. No details of any change of circumstance were provided by the Tenant. I find this claim to be contradictory and speculative.
14. Also, the Tenant's claim that she may be eligible for financial relief through the rent bank, was speculative.
15. At the hearing, I conducted a detailed examination of the Tenant's financial circumstances. I considered that the Tenant's main sources of income and support were mostly speculative and not substantiated with sufficient documentary evidence. I considered that her daughter's main source of income ends in July 2026 with no guarantee of a renewed contract.
16. The Tenant said that her family may be able to provide some assistance for housing if the tenancy is terminated. Due to her financial circumstances, she is not an ideal candidate for housing and had been denied. She is seeking a delay of around 1 to 2 months to either void the order or make alternative arrangements.
17. The Landlord opposes a payment plan, stating the arrears are significant, and the various financial support is not guaranteed. She said there is a history of non payment of rent with this tenancy and payment plans have not yielded positive results in the past. While she appreciates the Tenant's circumstances, she believes this is not a viable tenancy. The

Landlord is willing to extend the termination to July 31, 2026 to allow the Tenant an opportunity to preserve the tenancy.

18. Given the above, the significant arrears, the speculative nature of the Tenant's payment proposal and financial circumstances, I do not find this to be a viable tenancy.
19. 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 July 31, 2026 pursuant to subsection 83(1)(b) 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:**
 - \$14,083.90 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$15,975.47 if the payment is made on or before July 31, 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 July 31, 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 July 31, 2026.**
 5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$10,841.20. 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.
 6. The Tenant shall also pay the Landlord compensation of \$62.19 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 July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding.
 8. If the unit is not vacated on or before July 31, 2026, then starting August 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 August 1, 2026.

June 16, 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 February 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	\$20,495.14
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$6,597.24
Total the Tenant must pay to continue the tenancy	\$14,083.90

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before July 31, 2026

Rent Owing To July 31, 2026	\$22,386.71
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$6,597.24
Total the Tenant must pay to continue the tenancy	\$15,975.47

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

Rent Owing To Hearing Date	\$19,163.28
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$6,597.24
Less the amount of the last month's rent deposit	- \$1,893.41
Less the amount of the interest on the last month's rent deposit	- \$17.43
Total amount owing to the Landlord	\$10,841.20
Plus daily compensation owing for each day of occupation starting June 10, 2026	\$62.19 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	