



**Order under Section 21.2 of the
Statutory Powers Procedure Act and the
Residential Tenancies Act, 2006**

File Number: LTB-L-096323-25-RV

In the matter of: 2, 5510 CLARENCE DR
WINDSOR ON N8T1M7

Between: Windsor Essex Community Housing Corporation Landlord

And

Olivia Drouillard Tenant

Review Order

Windsor Essex Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Olivia Drouillard (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-096323-25 issued on February 3, 2026.

On March 4, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved. The Tenant alleged that they were not reasonably able to participate in the proceeding.

On March 5, 2026, interim order LTB-L-096323-25-RV-IN was issued, staying the order issued on February 3, 2026.

Following a hearing on April 20, 2026, order LTB-L-096323-25-RV-IN2 was issued on April 21, 2026, granting the Tenant's request. The application was adjourned for a new hearing to be held at a future date.

The application was heard by videoconference on June 16, 2026. The Landlord's Legal Representative, M. Whitworth, the Tenant's Legal Representative, T. Jenkins, 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 \$1,629.00. It is due on the first day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$53.56. This amount is calculated as follows: \$1,629.00 x 12, divided by 365 days.
5. The Tenant has paid \$1,088.00 to the Landlord since the application was filed.
6. The rent arrears owing to June 30, 2026, are \$25,389.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

Relief from Eviction

9. The rental unit was originally rent geared to income, but the Tenant lost her subsidy due to the Landlord's claims that she is housing an individual who is not permitted to reside in the unit. The Tenant's appeal of the decision was denied following a review by the service manager. As stated at the hearing, the LTB cannot review the Landlord's decision to remove the subsidy.
10. The Tenant moved into the rental unit in or around April 2024 from a shelter. The Tenant is a single parent with three children, aged 1, 8 and 11. The Tenant's sole source of income is \$1,300.00 monthly from the Ontario Disability Support Program (ODSP). Due to her failure to file her income tax returns, the Tenant does not receive the Canada Child Benefit.
11. The Tenant requested relief from eviction and a monthly payment plan of \$500.00 in arrears, while she continues to pay rent at \$136.00 monthly. The Tenant's proposal is not sustainable given the Tenant's income and the amount of the lawful monthly rent.
12. 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 September 30, 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:**

- \$25,575.00 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$27,204.00 if the payment is made on or before July 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$28,833.00 if the payment is made on or before August 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$30,462.00 if the payment is made on or before September 30, 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 September 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 September 30, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$24,802.96. 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 \$53.56 per day for the use of the unit starting June 17, 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 September 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from October 1, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before September 30, 2026, then starting October 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 October 1, 2026.

June 23, 2026
Date Issued

Jitewa Edu
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 April 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	\$26,477.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,088.00
Total the Tenant must pay to continue the tenancy	\$25,575.00

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	\$28,106.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,088.00
Total the Tenant must pay to continue the tenancy	\$27,204.00

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

Rent Owing To August 31, 2026	\$29,735.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,088.00
Total the Tenant must pay to continue the tenancy	\$28,833.00

D. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before September 30, 2026

Rent Owing To September 30, 2026	\$31,364.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,088.00
Total the Tenant must pay to continue the tenancy	\$30,462.00

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

Rent Owing To Hearing Date	\$25,704.96
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,088.00
Total amount owing to the Landlord	\$24,802.96

Plus, daily compensation owing for each day of occupation starting June 17, 2026	\$53.56 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	