



Order under Section 69 Residential Tenancies Act, 2006

Citation: Ellis-Goulet v Broadbent, 2026 ONLTB 48558

Date: 2026-06-23

File Number: LTB-L-030333-26

In the matter of: A, 74 CATHARINE ST
BELLEVILLE ON K8P1L8

Between: Sherry L Ellis-Goulet Landlords
Denis Goulet

And

Raymond Broadbent Tenants
Sarah McMillan

Sherry L Ellis-Goulet and Denis Goulet (the 'Landlords') applied for an order to terminate the tenancy and evict Raymond Broadbent and Sarah McMillan (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

This application was heard by videoconference on June 15, 2026.

The Landlords and the Tenant, Sarah McMillan (SM) attended the hearing. SM spoke to Tenant Duty Counsel prior to the start of this proceeding.

Determinations:

1. The Landlords served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,100.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$69.04. This amount is calculated as follows: \$2,100.00 x 12, divided by 365 days.
5. The Tenants have paid \$3,300.00 to the Landlords since the application was filed.
6. The rent arrears owing to June 30, 2026 are \$7,200.00.

7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$2,100.00 from the Tenants and this deposit is still being held by the Landlords. 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 \$72.56 is owing to the Tenants for the period from January 1, 2025 to June 15, 2026.
10. 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. This extension of time accounts for both parties' evidence in relation to their financial circumstances and the fact that the Landlords are holding a last month's rent deposit, limits the further financial prejudice.
11. The Landlords submitted that the parties have attempted to work out a payment plan to no avail, since the application was filed. The Tenant SMs evidence in relation to entering a payment plan illustrated that a payment plan would not be viable given the Tenants current employment status, life circumstances, income sources and monthly expenses. The Tenants would have difficulty covering the monthly rent, their other expenses, let alone the arrears.
12. The Tenant SM further testified that she is simply in arrears due to her personal circumstances and sought an extended eviction to the end of July 31, 2026. The Landlords submitted that the arrears are causing the Landlords financial difficulties, and that the Landlords rely on rent to pay expenses for the rental complex.
13. The extension of time will provide the Tenants time to secure their future income sources/funds or to find a new place to live.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated unless the Tenants voids this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlords or to the LTB in trust:**
 - \$7,386.00 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$9,486.00 if the payment is made on or before July 31, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants 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 Tenants may only make this motion once during the tenancy.

4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before July 31, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlords \$4,149.04. 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 Landlords owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlords compensation of \$69.04 per day for the use of the unit starting June 16, 2026 until the date the Tenants moves out of the unit.
7. If the Tenants do not pay the Landlords the full amount owing on or before July 31, 2026, the Tenants 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 Landlords 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 Landlords on or after August 1, 2026.

June 23, 2026
Date Issued

Panagiotis P. Roupas
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 Tenants 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	\$10,500.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlords since the application was filed	- \$3,300.00
Total the Tenants must pay to continue the tenancy	\$7,386.00

B. Amount the Tenants 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	\$12,600.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlords since the application was filed	- \$3,300.00
Total the Tenants must pay to continue the tenancy	\$9,486.00

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

Rent Owing To Hearing Date	\$9,435.60
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlords since the application was filed	- \$3,300.00
Less the amount of the last month's rent deposit	- \$2,100.00
Less the amount of the interest on the last month's rent deposit	- \$72.56
Total amount owing to the Landlords	\$4,149.04
Plus daily compensation owing for each day of occupation starting June 16, 2026	\$69.04 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	