



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-030188-26

In the matter of: 2, 34 KING WILLIAM ST
HUNTSVILLE ON P1H1G5

Between: John Tobin Spring Landlord

And

Morgan Henwood Tenant

John Tobin Spring (the 'Landlord') applied for an order to terminate the tenancy and evict Morgan Henwood (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on June 17, 2026. Only the Landlord attended the hearing.

As of 10:29 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.

Determinations:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy. Therefore, the tenancy shall terminate on July 19, 2026.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On April 9, 2026, the Landlord gave the Tenant an N8 notice of termination alleging that the Tenant has persistently paid the rent late.
4. The Tenant has persistently failed to pay the rent on the date it was due. The rent is due on the 1st day of each month. The rent has been paid late consistently since July 2025. Since the application was filed, the rent has not been paid, and the Tenant currently owes \$5,700.00 in rental arrears.
5. There is no last month's rent deposit.
6. 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 19, 2026, pursuant to subsection 83(1)(b) of the Act. The

Landlord seeks a standard order, that is, an order which can be enforced 11 days after its issuance. The Landlord advises that the tenancy began in June 2025 and that the parties have been to the Board three times since then. The rent has never been paid on time.

7. The Landlord also advises that he has attempted to work with the Tenant. She is a single parent of two small children.
8. I am not persuaded that a conditional order is appropriate in the circumstances. The parties have been to the Board three times in less than one year, and the Tenant is now in rental arrears. However, as the Tenant has young children, I am of the view a brief delay in termination to July 19, 2026, gives the Tenant an opportunity to seek alternate accommodation.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 19, 2026.
2. If the unit is not vacated on or before July 19, 2026, then starting July 20, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 July 20, 2026.

June 25, 2026
Date Issued

Jane Dean
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 of the Tenant expires on January 20, 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.