



**Order under Section 69  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-000922-26

**In the matter of:** 10, 74 Emery St W  
London ON N6J1R8

**Between:** 869797 Ontario Lintied Landlord

**And**

Sherina Campbell Tenant

869797 Ontario Lintied (the 'Landlord') applied for an order to terminate the tenancy and evict Sherina Campbell (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on February 11, 2026.

Only the Landlord's agent Laura Anthony attended the hearing.

As of 11:25am, 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.

**Determinations:**

1. As explained below, the Landlord has not proven on a balance of probabilities the grounds for termination of the tenancy in the application. Therefore, the application is dismissed. The Landlord failed to prove their case that the Tenant was persistently late in paying the rent.
2. The Landlord served the notice of termination on January 5, 2026, with a termination date of March 31, 2026. The N8 notice of termination identifies the Tenant paid the rent late as follows:
  - "The last time you consistently paid your rent on time was in 2023. Rent was not paid on time once in the past year."
3. The Landlord's position is that the Tenant has been persistently late in paying their rent in the past year.

4. In order for the Landlord to be successful on this application, the evidence must demonstrate that the Tenant paid the rent late and in accordance with the dates set out in the notice of termination. Although the Act does not define the term 'persistent', the Board typically has interpreted as more than 50% late in a 12-month period.
5. In this instance the Landlord has not established any late rental payments in the past 12 months. The evidence of the payments listed on the N8 notice did not meet the onus required to terminate the tenancy.
6. As the notice of termination has not established that the Tenant has been persistently late in paying their rent, I find that the application must be dismissed.
7. This order contains all the reasons within in and no further reasons shall be issued.

**It is ordered that:**

1. The Landlord's application is dismissed.

**June 22, 2026**  
**Date Issued**

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Reshad Nazeer  
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.