



Order under Section 69 Residential Tenancies Act, 2006

Citation: SKPM RENTS 11 v FRANCIS, 2026 ONLTB 49086

Date: 2026-06-24

File Number: LTB-L-020535-26

In the matter of: 510, 1 ROSEMOUNT DR
SCARBOROUGH ON M1K2W5

Between: D.D.1 ROSEMOUNT APARTMENTS LTD. Landlord

And

MICHAEL FRANCIS Tenant

SKPM RENTS 11 (the 'Landlord') applied for an order to terminate the tenancy and evict MICHAEL FRANCIS (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's legal representative, S. Ginman, and the Tenant attended the hearing.

Determinations:

1. On consent of the parties, the application is amended to correct the name of the Landlord to **D.D.1 Rosemount Apartments LTD.** Accordingly, the style of cause is amended to reflect the correct name of the Landlord.
2. 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.
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The lawful rent is \$1,171.45. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$38.51. This amount is calculated as follows: \$1,171.45 x 12, divided by 365 days.
6. The Tenant has paid \$2,408.15 to the Landlord since the application was filed.
7. The rent arrears owing to June 30, 2026 are \$3,049.10.

8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$1,061.64 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.
10. Interest on the rent deposit, in the amount of \$10.14 is owing to the Tenant for the period from January 1, 2026 to June 15, 2026.
11. The Tenant does not dispute the arrears owing. However, the Tenant submits that three money orders totaling \$2,071.80 were sent to the Landlord by registered mail on June 12, 2026. Although the Tenant had not previously served the Landlord or filed with the Board copies of the money orders, I find that obtaining and reviewing copies of the alleged payments is necessary to permit the Board the ability to make its decision. Accordingly, pursuant to subsection 201(1)(d), the Tenant was permitted to file a copy of the money order issued together with a copy of proof of service.
12. Based on the registered mailed delivery confirmation, it appears that three money orders in the amounts of \$900.00, \$900.00 and \$271.80 were delivered to the Landlord on June 15, 2026. Accordingly, I find that the Landlord has not yet had a reasonable opportunity to review or negotiate the money orders.
13. The Tenant requests additional time, until July 15, 2026, to pay the remaining balance of \$1,163.30 towards arrears, together with the July 2026 rent, based on his employment pay schedule. The Landlord's representative did not oppose a standard order delayed until July 15, 2026.
14. Based on the submissions before me, 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 15, 2026, pursuant to subsection 83(1)(b) of the Act. I am satisfied that the Tenant mailed money orders totaling \$2,071.80 to the Landlord and that those payments remain pending. I am also satisfied that the Tenant will pay the remaining arrears and the July 2026 rent on or before July 15, 2026. In reaching this conclusion, I have also considered that the Landlord's representative did not oppose a delayed eviction date.

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:**
 - \$3,235.10 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$4,406.55 if the payment is made on or before July 15, 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 15, 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 15, 2026.**
 5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$1,569.52. 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 \$38.51 per day for the use of the unit starting June 16, 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 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 16, 2026 at 4.00% annually on the balance outstanding.
 8. If the unit is not vacated on or before July 15, 2026, then starting July 16, 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 July 16, 2026.

June 24, 2026
Date Issued

Mayra Sawicki
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 January 16, 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	\$5,457.25
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,408.15
Total the Tenant must pay to continue the tenancy	\$3,235.10

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before July 15, 2026

Rent Owing To July 31, 2026	\$6,628.70
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,408.15
Total the Tenant must pay to continue the tenancy	\$4,406.55

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

Rent Owing To Hearing Date	\$4,863.45
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,408.15
Less the amount of the last month's rent deposit	- \$1,061.64
Less the amount of the interest on the last month's rent deposit	- \$10.14
Total amount owing to the Landlord	\$1,569.52
Plus daily compensation owing for each day of occupation starting June 16, 2026	\$38.51 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	