



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

File Number: LTB-L-033567-26

In the matter of: 505, 555 PARK RD N
BRANTFORD ON N3R0B4

Between: Skyline Real Estate Holdings Inc., C/O Landlord
Skyline Living

And

Terrance Fish Tenant

Skyline Real Estate Holdings Inc., C/O Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Terrance Fish (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on June 18, 2026.

Only the Landlord's Representative, Shannon Kieken, attended the hearing.

As of 2:30 p.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. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

Rent Arrears

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 \$2,166.94. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$71.24. This amount is calculated as follows: \$2,166.94 x 12, divided by 365 days.

5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to June 30, 2026, are \$13,302.21.

NSF Fees – Filing Fee – Interest

7. The Landlord claimed compensation of \$140.00 to reimburse the Landlord for administration charges and \$35.00 for bank fees the Landlord incurred as a result of 7 cheques given by or on behalf of the Tenant which were returned NSF. The Landlord's claim for compensation related to NSF fees is dismissed for the reasons outlined below.

Legislation

8. Section 87 (5) of the Act states that:
 1. The amount of NSF cheque charges claimed by the landlord and charged by financial institutions in respect of cheques tendered to the landlord by or on behalf of the tenant or former tenant, to the extent the landlord has not been reimbursed for the charges.
 2. The amount of unpaid administration charges in respect of the NSF cheques, if claimed by the landlord, that do not exceed the amount per cheque that is prescribed as a specified payment exempt from the operation of section 134. 2006, c. 17, s. 87 (5); 2020, c. 16, Sched. 4, s. 18 (3).

Intent of the Legislation

9. This section of legislature is drafted very specifically, and I believe it was done so with intent that this section strictly applies to "NSF" fees incurred by a cheque. The term "NSF" appears approximately 23 times in the Act and on each occasion, it is specified to refer specifically to cheques. In a grammatical and ordinary sense, the inclusion suggests a narrow interpretation of NSF to apply specifically to payments made by cheque. This is consistent throughout the Act.

Amendment to s. 87(5)

10. Section 87(5) was last amended through the *Protecting Tenants and Strengthening Community Housing Act*, 2020. The amendments made, did not include an expansion of the payment methods applicable, and it remained that the section only applies to payment made by cheques. When legislature was considering these amendments in 2020, I believe they were aware of the many available payment options of the modern world and still, chose to leave the section restricted to payments made by cheque.
11. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
12. The Landlord collected a rent deposit of \$2,011.37 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.

13. Interest on the rent deposit, in the amount of \$26.85 is owing to the Tenant for the period from October 30, 2025, to June 18, 2026.

Relief from Eviction

14. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including whether the Landlord attempted to negotiate a repayment agreement with the Tenant and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
15. The Landlord's Representative states that their client has tried to discuss payment arrangements to preserve the tenancy, however, the Tenant has been unresponsive to any of the Landlord's communications. The Tenant has made no payments to the Landlord since the application was filed, and the arrears are significant.
16. As the matter was uncontested, I could not hear the personal circumstances of the Tenant which led to them being in arrears, whether they would be able to abide by a payment plan or if they require more time to vacate. The Landlord's Representative was not aware of any circumstances that would cause me to exercise my discretion under s. 83 of the Act.
17. The evidence before me is that the Tenant has shown no intention to pay off the arrears and I find that conditional relief under s. 83 would not be appropriate in these circumstances. Delaying termination of the tenancy is equally problematic because of unfair prejudice to the Landlord.

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:**
 - \$13,663.21 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.
- OR**
- \$15,830.15 if the payment is made on or before July 6, 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 6, 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 6, 2026.**

5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$10,740.37. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application and unpaid NSF charges. 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 \$71.24 per day for the use of the unit starting June 19, 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 6, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 7, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before July 6, 2026, then starting July 7, 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 7, 2026.

June 25, 2026
Date Issued

Chris Hall
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 7, 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	\$13,302.21
Application Filing Fee	\$186.00
NSF Charges	\$175.00
Total the Tenant must pay to continue the tenancy	\$13,663.21

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before July 6, 2026

Rent Owing To July 31, 2026	\$15,469.15
Application Filing Fee	\$186.00
NSF Charges	\$175.00
Total the Tenant must pay to continue the tenancy	\$15,830.15

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

Rent Owing To Hearing Date	\$12,417.59
Application Filing Fee	\$186.00
NSF Charges	\$175.00
Less the amount of the last month's rent deposit	- \$2,011.37
Less the amount of the interest on the last month's rent deposit	- \$26.85
Total amount owing to the Landlord	\$10,740.37
Plus daily compensation owing for each day of occupation starting June 19, 2026	\$71.24 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	

