



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

File Number: LTB-L-030947-26

In the matter of: 568 LESSARD STREET
VAL GAGNE ON P0K1W0

Between: Larry P Phibbs Landlord

And

Tyler Murray Tenant

Larry P Phibbs (the 'Landlord') applied for an order to terminate the tenancy and evict Tyler Murray (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's Agent, Anisha Moraze, attended the hearing.

As of 10:46 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. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy and the claim for compensation in the application. Therefore, the tenancy shall terminate on July 31, 2026.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On March 31, 2026, the Landlord gave the Tenant an N8 notice of termination deemed served April 4, 2026. The notice of termination alleges that the Tenant has persistently paid their 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 persistently between July 2025 and April 2026. Since the N8 notice was given to the Tenant, the Tenant has not paid rent for the months of March, April, May, or June.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. The Landlord collected a rent deposit of \$360.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$1.45 is owing to the Tenant for the period from April 9, 2026, to June 17, 2026.
7. 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. The Landlord seeks a standard order, that is, an order which can be enforced 11 days after its issuance. The tenancy only began in April 2025, and the rent has been paid almost since the beginning, and now arrears have accumulated.
8. The Landlord advised that the tenant works full time, but cares for their young child. Given this, and although there is prejudice to the Landlord, I find that a short extension to the termination date of July 31, 2026, give the Tenant an opportunity to find alternate accommodations but reduces the impact on the child.

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 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then starting August 1, 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 August 1, 2026.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. The total amount the Tenant must pay the Landlord is \$186.00.
6. If the Tenant does not pay the Landlord the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding.

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 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.