



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

File Number: LTB-L-031227-26

In the matter of: 1817, 225 DAVISVILLE AVE
TORONTO ON M4S1G9

Between: Greenrock Limited Partnership Landlord

And

SHANEE SILVER-JIMMERSON Tenant

Greenrock Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict SHANEE SILVER-JIMMERSON (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's Representative, Sharon Harris, and the Tenant attended the hearing.

Determinations:

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 \$2,397.58. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$78.82. This amount is calculated as follows: \$2,397.58 x 12, divided by 365 days.
5. The Tenant has paid \$63.03 to the Landlord since the application was filed.
6. The rent arrears owing to June 30, 2026, are \$9,716.38.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$2,460.62 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.
9. Interest on the rent deposit, in the amount of \$23.93 is owing to the Tenant for the period from January 1, 2026, to June 18, 2026.
10. 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.
11. 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 states that they have tried to work out a payment plan, but it was refused by the Landlord as being unreasonable. The Tenant removed an amenity from her lease which resulted in a credit of \$63.03 being applied to her arrears. Aside from the credit, the Tenant has made no payments to the Landlord since the application was filed, and the arrears are significant.
12. The Tenant states that she is suffering financially and not in a position to pay off the arrears. By her own admission, she cannot pay anything in addition to her monthly rent. She states that she tried to apply to a "rent bank" for relief but she was not eligible, and she is currently waiting to be assigned a case worker with ODSP. She has requested that I delay any termination for at least two months.
13. The Landlord's Representative opposed a delay of two months. They state that the quantum of arrears is significant and without receiving any payments from the Tenant, the arrears will continue to grow.
14. The evidence before me is that the Tenant is not capable of paying off the arrears and I find that conditional relief under s. 83 would not be appropriate in these circumstances. Delaying termination of the tenancy two months is equally problematic because of unfair prejudice to the Landlord. However, I do find it reasonable to delay the termination to July 31, 2026.

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:**
 - \$9,902.38 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$12,299.96 if the payment is made on or before July 31, 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 31, 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 31, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$6,439.01. 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 \$78.82 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 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.
8. 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.
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 August 1, 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 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.

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	\$9,779.41
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$63.03
Total the Tenant must pay to continue the tenancy	\$9,902.38

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before July 31, 2026

Rent Owing To July 31, 2026	\$12,176.99
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$63.03
Total the Tenant must pay to continue the tenancy	\$12,299.96

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

Rent Owing To Hearing Date	\$8,800.59
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$63.03
Less the amount of the last month's rent deposit	- \$2,460.62
Less the amount of the interest on the last month's rent deposit	- \$23.93
Total amount owing to the Landlord	\$6,439.01
Plus daily compensation owing for each day of occupation starting June 19, 2026	\$78.82 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	

