



Order under Section 69 Residential Tenancies Act, 2006

Citation: 1412778 Ontario Inc. v Brown, 2026 ONLTB 50218

Date: 2026-06-30

File Number: LTB-L-004465-26

In the matter of: 31, 1011 ADELAIDE ST N
LONDON ON N5Y2M8

Between: 1412778 Ontario Inc. Landlord

And

Damien Brown Tenants
Alie Gray Haynes

1412778 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Damien Brown and Alie Gray Haynes (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

This application was heard by videoconference on June 24, 2026.

The Landlord's agent, Joe Bright, the Landlord's witness, Craig Caldwell, and one of the Tenants, Damien Brown, attended the hearing.

Determinations:

Preliminary Issue

Tenant did not pay ongoing rent as ordered

1. The hearing of this application was original scheduled for March 19, 2026 but was adjourned to allow disclosure of s.82 issues the Tenant intended to raise. In light of same, the board issued interim order LTB-L-004465-26-IN on April 7, 2026, ordering the Tenant to pay ongoing rent as it comes due until the matter was resolved or otherwise disposed of by the Board.
2. At the start of the hearing, the Tenant advised that he did not comply with the requirement to pay ongoing rent to the Landlord. Given that the interim order states that if the Tenant does not comply with the requirement to pay ongoing rent, the Member may refuse to accept or consider the Tenant's evidence and submissions, I advised the Tenant he would not be able to raise any s.82 issues.

The application

3. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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.
4. As of the hearing date, the Tenants were still in possession of the rental unit.
5. The lawful rent is \$1,450.00. It is due on the 1st day of each month.
6. Based on the Monthly rent, the daily rent/compensation is \$47.67. This amount is calculated as follows: \$1,450.00 x 12, divided by 365 days.
7. The Tenants have paid \$200.00 to the Landlord since the application was filed.
8. The rent arrears owing to June 30, 2026 are \$11,430.00. The Tenants do not dispute this amount.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Landlord collected a rent deposit of \$1,450.00 from the Tenants 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.
11. Interest on the rent deposit, in the amount of \$26.20 is owing to the Tenants for the period from August 15, 2025 to June 24, 2026.

Relief from eviction

12. 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 Tenants, and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. I say this because the Tenant, Damien Brown, was not averse to the tenancy being terminated. He advised that the Tenants vacated the unit on June 1, 2026 and that after removing all of the Tenants' possessions from the unit, he locked the entry door and slid the entry key, entry fob and mailbox key under the front door. He admitted that he did not tell the Landlord or any of the Landlord's employees that the Tenants had vacated the unit. The Landlord's agent stated that while the Landlord had observed the Tenants removing some items from the unit, they were not aware that the Tenants had vacated.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**

- \$11,616.00 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$13,066.00 if the payment is made on or before July 11, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after July 11, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
 4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before July 11, 2026.**
 5. If the Tenants does not void the order, the Tenants shall pay to the Landlord \$9,833.88. 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 Tenants. See Schedule 1 for the calculation of the amount owing.
 6. The Tenants shall also pay the Landlord compensation of \$47.67 per day for the use of the unit starting June 25, 2026 until the date the Tenants moves out of the unit.
 7. If the Tenants do not pay the Landlord the full amount owing on or before July 11, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 12, 2026 at 4.00% annually on the balance outstanding.
 8. If the unit is not vacated on or before July 11, 2026, then starting July 12, 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 12, 2026.

June 30, 2026
Date Issued

Karen Gonçalves
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 12, 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 Tenants 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	\$11,630.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$200.00
Total the Tenants must pay to continue the tenancy	\$11,616.00

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before July 11, 2026

Rent Owing To July 31, 2026	\$13,080.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$200.00
Total the Tenants must pay to continue the tenancy	\$13,066.00

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

Rent Owing To Hearing Date	\$11,324.08
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$200.00
Less the amount of the last month's rent deposit	- \$1,450.00
Less the amount of the interest on the last month's rent deposit	- \$26.20
Total amount owing to the Landlord	\$9,833.88
Plus daily compensation owing for each day of occupation starting June 25, 2026	\$47.67 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	