



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

File Number: LTB-L-034719-26

In the matter of: 509 SPADINA RD
TORONTO ON M5P2W6

Between: Michael Wise Landlord

And

Raymond P Ho Tenant

Michael Wise (the 'Landlord') applied for an order to terminate the tenancy and evict Raymond P Ho (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 23, 2026.

The Landlord, Michael Wise, the Landlord's support person, Sabrina Wise, and the Tenant, Raymond P Ho, 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 \$5,410.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$177.86. This amount is calculated as follows: \$5,410.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The parties agree that the rent arrears owing to July 14, 2026, are \$29,460.00.
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 \$7,910.00 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 \$436.68 is owing to the Tenant for the period from January 15, 2024, to June 23, 2026.
10. 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.
11. The Tenant testified that due to loss of job, he was unable to pay rent. The Tenant has found a job starting June 15, 2026 and would be able to pay rent going forward. As and when, the Tenant is able to afford, he would start paying the rent arrears but promises to pay it all off by September 2026. The Tenant is unable to move as his credit score is also affected. The Tenant's six-year-old goes to school nearby. The Tenant would like to continue with the tenancy.
12. The Landlord claims financial difficulties due to substantial rent arrears as well. The Landlord also claims he could lose the rental unit to the bank if this non-payment continues. The Tenant has been promising rent payments for some time but has not made any good faith payments for months. The Tenant has not paid his utilities either.
13. I do not find the tenancy is viable. The rent arrears are substantial, and the Tenant is unable to make any payments towards the arrears yet. There is no evidence before me to show the arrears would be paid off by September 2026 either. The prejudice to the Landlord is substantial and there is no reason to delay or deny eviction.

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:**
 - \$29,646.00 if the payment is made on or before July 7, 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 7, 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 7, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$17,490.06. 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 \$177.86 per day for the use of the unit starting June 24, 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 7, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 8, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before July 7, 2026, then starting July 8, 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 8, 2026.

June 26, 2026
Date Issued

Sheena Brar
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 8, 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 July 7, 2026

Rent Owing to July 14, 2026	\$29,460.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$29,646.00

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

Rent Owing to Hearing Date	\$25,650.74
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$7,910.00
Less the amount of the interest on the last month's rent deposit	- \$436.68
Total amount owing to the Landlord	\$17,490.06
Plus, daily compensation owing for each day of occupation starting June 24, 2026	\$177.86 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	