



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

File Number: LTB-L-035103-26

In the matter of: A5, 278 DONALD ST
OTTAWA ON K1K1M7

Between: BTW Properties Inc Landlord

And

Brant Knapp Tenant

BTW Properties Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Brant Knapp (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Only the Landlord's agent, A. Russell, attended the hearing.

As of 10:48 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.

Preliminary Issues:

Validity of the N4 Notice

1. At the outset of the hearing, I raised a preliminary issue respecting the validity of the N4 Notice of Termination. In this case, the rent is due on the first day of the month. The N4 notice identified the rental periods between January 1, 2025 to February 11, 2026. The rental period was not to the end of the month, February 28, 2026.
2. The Landlord's agent submitted that the N4 notice included February 2026 rent and that the date of February 11, 2026 was used because the arrears were calculated to that date.
3. Section 212 of the *Residential Tenancies Act, 2006*, the ("Act"), provides that substantial compliance with this Act respecting the contents of forms, notices or documents is sufficient as long as the error does not significantly prejudice a party's ability to participate in a proceeding under this Act.
4. The evidence before me was that the arrears claimed on the N4 notice include the full rent owing for February 2026. Although the notice identified February 11, 2026, as the end of

the arrears period, rather than February 28, 2026, I am satisfied that this irregularity would not have misled or prejudiced the Tenant. The notice sufficiently informed the Tenant of the arrears claimed and the amount required to void the notice. Accordingly, I find that the N4 substantially complies with the Act and is valid.

Determinations:

5. 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.
6. As of the hearing date, the Tenant was still in possession of the rental unit.
7. The lawful rent is \$1,260.00. It is due on the 1st day of each month.
8. Based on the Monthly rent, the daily rent/compensation is \$41.42. This amount is calculated as follows: \$1,260.00 x 12, divided by 365 days.
9. The Tenant has not made any payments since the application was filed.
10. The rent arrears owing to June 30, 2026 are \$10,350.00.
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 \$1,200.00 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.
13. Interest on the rent deposit, in the amount of \$124.45 is owing to the Tenant for the period from February 11, 2022 to June 24, 2026.
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.

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:**
 - \$10,536.00 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$11,796.00 if the payment is made on or before July 11, 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 11, 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 11, 2026.**
 5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$8,945.63. 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 \$41.42 per day for the use of the unit starting June 25, 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 11, 2026, the Tenant 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

Mayra Sawicki
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 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	\$10,350.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$10,536.00

B. Amount the Tenant 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	\$11,610.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$11,796.00

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

Rent Owing To Hearing Date	\$10,084.08
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,200.00
Less the amount of the interest on the last month's rent deposit	- \$124.45
Total amount owing to the Landlord	\$8,945.63
Plus daily compensation owing for each day of occupation starting June 25, 2026	\$41.42 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	