



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-086862-25

In the matter of: Upper, 18 SULLIVAN DR
ST CATHARINES ON L2N1K2

Between: Phil Bibawi c/o Rentals 101 LTD

Landlord

And

Paige King
Matthew King

Tenants

Phil Bibawi c/o Rentals 101 LTD (the 'Landlord') applied for an order to terminate the tenancy and evict Paige King and Matthew King (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 7, 2026.

The Landlord, the Landlord's Legal Representative, Brittney Forsyth and the Tenant, Paige King attended the hearing.

Determinations:

1. 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.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,947.50. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$64.03. This amount is calculated as follows: \$1,947.50 x 12, divided by 365 days.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to January 31, 2026 are \$8,037.50.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. Accordingly, the total amount the Tenants owe the Landlord is \$8,223.50.
9. 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 grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.
10. The Tenant, Paige King ('PK') testified that the Tenants fell into arrears of rent as PK was not employed. PK testified that she obtained employment only two weeks prior to the hearing. PK testified that as she is now employed on a full-time basis, the Tenants will now be able to afford the monthly rent and the arrears.
11. PK testified about her household's income and expenses and testified that she is able to make a first payment of \$2,000.00 on or before January 20, 2026 and can begin paying rent on the 1st of the month starting February 1, 2025, plus an additional \$1,500.00 per month on the 20th day of each month starting February 20, 2026.
12. Given the short duration of the payment plan and the fact the Tenants are able to make a lump sum payment on or before January 20, 2026, I advised the parties I would be granting the Tenants' request for a payment plan.

It is ordered that:

1. The Tenants shall pay to the Landlord \$8,223.50 for arrears of rent up to January 31, 2026 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payments	Amount of Payments
January 20, 2026	\$2,000.00 (arrears and costs)
February 20, 2026	\$1,500.00 (arrears)
March 20, 2026	\$1,500.00 (arrears)
April 20, 2026	\$1,500.00 (arrears)
May 20, 2026	\$1,500.00 (arrears)
June 20, 2026	\$223.50 (arrears)

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026 to June 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the

Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 12, 2026
Date Issued

Christopher Lin
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.