



Order under Section 69 Residential Tenancies Act, 2006

Citation: KLH Housing Corp [KLHHC] v Anderson, 2026 ONLTB 3962

Date: 2026-01-21

File Number: LTB-L-065885-25

In the matter of: C12, 4977 COUNTY RD 21
HALIBURTON ON K0M1S0

Between: KLH Housing Corp [KLHHC]

Landlord

And

Crystal Anderson

Tenant

KLH Housing Corp [KLHHC] (the 'Landlord') applied for an order to terminate the tenancy and evict Crystal Anderson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 6, 2026.

Only the Landlord attended the hearing.

As of 1:31p.m. the matter was stood down because the Tenant was having technical difficulty connecting to the videoconference. The matter was recalled at 1:57 p.m., but 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.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day 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 \$943.00. It is due on the first day of each month.
4. The rent arrears owing to January 31, 2026 are \$2,878.00.

5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. Accordingly, the total amount the Tenant owes the Landlord is \$3,064.00.
7. 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 by delaying payment to February 28, 2026.

It is ordered that:

1. The Tenant shall pay to the Landlord \$3,064.00 for arrears of rent up to January 31, 2026 and filing costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in by February 28, 2026.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due starting February 1, 2026.
4. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 21, 2026

Date Issued

Vanessa Davies

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.