



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

File Number: LTB-L-086624-25

In the matter of: Unit 2, 155 KING ST
SUDBURY ON P3C2V9

Between: Mandy Branham Landlord

And

Nicky Gelineau Tenants
Nathalie Legris

Mandy Branham (the 'Landlord') applied for an order to terminate the tenancy and evict Nicky Gelineau and Nathalie Legris (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

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

Only the Landlord attended the hearing.

As of 9:53 a.m., the Tenants 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 Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenants 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 Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,600.00. It is due on the 1st day of each month.
4. The Tenants has paid \$7,800.00 to the Landlord since the application was filed.
5. The rent arrears owing to January 31, 2026 are \$800.00.

6. Accordingly, the total amount the Tenants owes the Landlord is \$986.00.
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.
8. The Landlord informed the Board at the hearing that she understood the Tenants to have fallen behind in their rent payments due to the death of a family member. She also informed the Board that the Tenants have paid off the vast majority of the rent arrears that became owing to the Landlord and only a small balance remains.
9. Therefore, a conditional order requiring the Tenants to pay all of the remaining arrears by January 31, 2026, would not be unfair in these circumstances.

It is ordered that:

1. The Tenants shall pay to the Landlord \$986.00 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 on or before January 31, 2026.
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due until the arrears are paid in full.
4. If the Tenants 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 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's 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 13, 2026
Date Issued

Jeremy Henderson
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.