



Order under Section 69 Residential Tenancies Act, 2006

Citation: RME Properties Inc v Chartrand, 2026 ONLTB 4513

Date: 2026-01-16

File Number: LTB-L-089029-25

In the matter of: 105, 11822 TECUMSEH RD E
TECUMSEH ON N8N1L7

Between: RME Properties Inc Landlord

And

Francis Chartrand Tenant

RME Properties Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Francis Chartrand (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on January 5, 2026.

Only the Landlord's Legal Representative, Cameron Parrott attended the hearing.

As of 10:18 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.

Determinations:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy in the application. Therefore, an order imposing conditions for the next 12 months shall issue allowing the Tenant to preserve their tenancy.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On September 2, 2025, the Landlord gave the Tenant an N8 notice of termination deemed served on September 7, 2025. The notice of termination alleged that the Tenant has persistently paid the rent late with specific dates including April 1, 2025, May 1, 2025, June 1, 2025, August 1, 2025 and September 1, 2025.

4. On the basis of the uncontested evidence before me, I find that the Tenant has persistently failed to pay the rent on the date that it was due.
5. The Landlord's Legal Representative advised the Tenant has paid his rent on time since his receipt of the N8 notice of termination. Based on the Tenant's recent payment history, the Landlord is seeking a pay on time order for 12 months and requested that s. 78 of the *Residential Tenancies Act, 2006* (the 'Act') be attached for enforcement of the payment order.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of 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*.

It is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay the Landlord monthly rent owing on or before the first day of each month commencing February 1, 2026 and continuing thereafter until and including January 31, 2027.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Act*, for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the Board without notice to the Tenants.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application by February 28, 2026.
5. If the Tenant fails to make the payment owing under paragraph 4, and by the date required, the balance owing under paragraph 4 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the *Act*.

January 16, 2026
Date Issued

Carrie Bertrand
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.