



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

File Number: LTB-L-083880-25

In the matter of: 308, 349 MARLAND AVE
OSHAWA ON L1J1X4

Between: SKPM RENTS 17 Landlord

And

RONALD GORHAM Tenants
GORDON STEVENS

SKPM RENTS 17 (the 'Landlord') applied for an order to terminate the tenancy and evict RONALD GORHAM and GORDON STEVENS (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's Representative Sara Ginman and the Tenants 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 was still in possession of the rental unit.
3. The lawful rent is \$1,581.64. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$52.00. This amount is calculated as follows: $\$1,581.64 \times 12$, divided by 365 days.
5. The Tenants has paid \$2,372.49 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2026 are \$4,774.81.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,430.54 from the Tenants 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.
9. Interest on the rent deposit, in the amount of \$36.34 is owing to the Tenants for the period from January 1, 2025 to January 7, 2026.
10. The Tenants acknowledged that the arrears of rent are owing and requested that their tenancy be preserved. The Tenant, Ronald Gorham (RG), testified that they have lived in the unit for eight years and do to some medical issues, he lost his job and now relies on CPP. He further testified that he spent his share of the rent money on buying a car to supplement his income doing deliveries.
11. RG proposed a repayment plan in the amount of \$400.00 per month beginning on the 1st of February and continuing on the 1st of every month until the arrears are paid in full.
12. The Landlord did not agree to the repayment plan as it was their position, based on the Tenant's finances, that the payment plan was not viable.
13. 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.

It is ordered that:

1. The Tenants shall pay to the Landlord \$4,960.81 which represents the amount of rent owing up to January 31st, 2026, and the cost of filing the application.
2. The Tenants shall pay this amount owing to the Landlord as follows:

The Tenants shall pay to the Landlord \$400.00 per month on the 1st day of each month starting February 1st, 2026 and continuing on until January 1, 2027 inclusive, and a final payment on February 1, 2027 in the amount of \$160.81.
3. The Tenants shall also pay the Landlord the monthly rent in full and on time, the first day of each month from February 1, 2026, to February 1, 2027, inclusive.
4. If the Tenants fails to make any one of the payments in accordance with paragraphs 2 or 3 of this order, the outstanding arrears shall become immediately due and owing, along with 4.00% interest on the balance, and the Landlord may, without notice to the Tenants apply to the Board pursuant to section 78 of the *Residential Tenancies Act, 2006* for an order terminating the tenancy and evicting the Tenants. In the application the Landlord may

request an order for new arrears and NSF charges. The Landlord must make this application no later than 30 days after the Tenants fails to make a payment.

January 23, 2026

Date Issued

Brenda Mercer

Member, Landlord and Tenants 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 August 4, 2026, 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.