



Order under Section 69 Residential Tenancies Act, 2006

Citation: Gumber v Yeates, 2026 ONLTB 7361

Date: 2026-01-21

File Number: LTB-L-087525-25

In the matter of: 514, 395 DUNDAS ST W
OAKVILLE ON L6M5R8

Between: Raghav Gumber Landlord

And

Danielle Yeates Tenant

Raghav Gumber (the 'Landlord') applied for an order to terminate the tenancy and evict Danielle Yeates (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 19, 2026.

The Landlord, Landlord's Representative, Marshall Yarmus, and the Tenant attended the hearing.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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 Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,350.00. It is due on the 15th day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$77.26. This amount is calculated as follows: \$2,350.00 x 12, divided by 365 days.
5. The Tenant has paid \$6,350.00 to the Landlord since the application was filed.
6. The rent arrears owing to February 14, 2026, are \$7,050.00. The Tenant does not dispute this amount.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

Relief from eviction

8. The Tenant stated that she is an independent contractor and real estate broker. She stated that she fell behind with her rent because of health issues causing her to be in and out of

hospital. She is now recovered and working, earning an average of \$5,000.00 per month. She intends to reinstate her real estate license which should increase her monthly income. The Tenant wants to remain in the unit and proposed an eight-month payment plan.

9. The Landlord's representative opposed a payment plan, stating that it was not viable because he did not believe the Tenant was being truthful about her monthly income. He stated that if a payment plan was granted, the Landlord had agreed to reduce the monthly rent to \$2,200.00 as of February 15, 2026.
10. 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. I say this because I reviewed the Tenant's income and expenses at the hearing and am satisfied that the Tenant's proposed payment plan is viable. Furthermore, the fact that the Landlord was agreeable to reducing the monthly rent indicates to me that the rent arrears, while bothersome, are not causing significant financial hardship to the Landlord which would warrant denying the Tenant's request for a payment plan.

It is ordered that:

1. The Tenant shall pay to the Landlord \$7,236.00 for arrears of rent up to February 14, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$1,000.00 on or before the 15th day of each month, commencing February 15, 2026 up to and including August 15, 2026 (i.e. seven months);
 - b) \$236.00 on or before the 15th day of September 2026.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 15, 2026 to September 15, 2026, or until the arrears are paid in full, whichever date is earliest.
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 February 14, 2026

January 21, 2026

Date Issued

Karen Gonçalves

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.