



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

File Number: LTB-L-100513-25

In the matter of: 204, 2231 EGLINTON AVE E
SCARBOROUGH ON M1K2M8

Between: 736923 Ontario Ltd. Landlord

And

Sarah Toson Tenant

736923 Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Sarah Toson (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 20, 2026.

The Landlord's legal representatives, Andrew Hyland and Lily McMillan, the Tenant and the Tenant's legal representative, Carol Drumm, attended the hearing.

Determinations:

1. The Tenant did not contest that she has persistently failed to pay the rent on the date it was due.
2. The only issue before the LTB was relief from eviction pursuant to section 83 of the *Residential Tenancies Act, 2006* (the 'Act').
3. The Tenant has been residing in the rental unit since 2014. She resides with her two children, ages 11 and 15. The children grew up in the rental unit, they go to school in the area and have friends in the area. The community centre and library are close. The residential complex is a family friendly building.
4. The Tenant's ability to pay rent is affected by her health challenges.
5. According to the Tenant, the previous property management has been understanding of the Tenant's situation and did not insist on rent being paid on time. However, the current property management requires timely payment of rent.

6. The Tenant has sufficient income to afford the current rent. She has now realized the severity of her situation and promised to prioritize paying her rent on time.
7. This is the first N8 notice of termination for persistent late payment of rent given to the Tenant.
8. The Tenant requested relief from eviction and promised to pay her rent on time.
9. The Tenant and her children would have nowhere to go if the Tenant was evicted.
10. The Landlord requested termination of the tenancy due to the Tenant's long-standing history of late payment of rent. The Tenant has also been given notice of termination for nonpayment of rent before (form N4).
11. I have considered all of the disclosed circumstances of the Tenant and the Landlord in accordance with subsection 83(2) of the Act, including the length of the tenancy and the Tenant's health and family circumstances, and I find that it would not be unfair to grant relief from eviction subject to the condition(s) set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.
12. The Landlord incurred costs of \$186.00 for filing the application.
13. The Tenant has already reimbursed the Landlord for the cost of filing the application in the amount of \$186.00.

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 monthly rent to the Landlord in full and on time as it comes due on or before the 1st day of each and every month, starting February 1, 2026 until and including January 1, 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 LTB without notice to the Tenant.

January 27, 2026
Date Issued

Jana Rozehnal
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.