



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

File Number: LTB-L-092984-25

In the matter of: 1124 SOUTHDAL RD E
LONDON ON N6E1B2

Between: Upeksha Madhuwanthi Srilal Landlord
Baduraluwa Acharige

And

Kendrea Martin Tenant

Upeksha Madhuwanthi Srilal Baduraluwa Acharige (the 'Landlord') applied for an order to terminate the tenancy and evict Kendrea Martin (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 22, 2026.

The Landlord, the Landlord's representative, Ali Bukhari, 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). The Tenant 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 Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,190.00. It is due on the 1st day of each month.
4. The Tenant has paid \$7,020.00 to the Landlord since the application was filed.
5. The rent arrears owing to January 31, 2026 are \$5,051.00.
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 *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. The Tenant requested the Board grant her relief from eviction and proposed a payment plan. The Landlord testified that she goes back to Sri Lanka to care for her sister and that she is currently off work as well. However, the Tenant has been attempting to catch up on her rent arrears. She has made several payments totalling \$7,020.00 since the application was filed. The Tenant testified that she had a baby and had to stop working as of August 2025. The Tenant runs her own business and is now back to working and makes an estimated \$4,000.00 a month. In addition to her baby, the Tenant also lives in the rental unit with her 3 year old child, who currently attends daycare in the area.

It is ordered that:

1. The Tenant shall pay to the Landlord \$5,237.00 for arrears of rent up to January 31, 2026, which includes the cost of filing the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$250.00 by February 20, 2026;
 - b) \$250.00 by March 20, 2026;
 - c) \$250.00 by April 20, 2026;
 - d) \$250.00 by May 20, 2026;
 - e) \$250.00 by June 20, 2026;
 - f) \$250.00 by July 20, 2026;
 - g) \$250.00 by August 20, 2026;
 - h) \$250.00 by September 20, 2026;
 - i) \$250.00 by October 20, 2026;
 - j) \$250.00 by November 20, 2026;
 - k) \$250.00 by December 20, 2026;
 - l) \$250.00 by January 20, 2027;
 - m) \$250.00 by February 20, 2027;
 - n) \$250.00 by March 20, 2027;
 - o) \$250.00 by April 20, 2027;
 - p) \$250.00 by May 20, 2027;
 - q) \$250.00 by June 20, 2027;
 - r) \$250.00 by July 20, 2027;
 - s) \$250.00 by August 20, 2027;
 - t) \$250.00 by September 20, 2027;
 - u) \$250.00 by October 20, 2027; and
 - v) \$237.00 by November 20, 2027.
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 1, 2026 to November 30, 2027, 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 January 31, 2026.

January 27, 2026

Date Issued

Vishal Nanda

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.