



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

File Number: LTB-L-089875-25

In the matter of: 305, 610 BLOOR ST E
OSHAWA ON L1H3N2

Between: BLOOR OSHAWA REALTY LTD.

Landlord

And

DEBRA ANN HOPKINSON

Tenant

BLOOR OSHAWA REALTY LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict DEBRA ANN HOPKINSON (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 20, 2026.

The Landlord's Agent, Francesca Keliar, and the Tenant attended the hearing.

As of 9:33 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. 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 \$1,045.54. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$34.37. This amount is calculated as follows: $\$1,045.54 \times 12$, divided by 365 days.
5. The Tenant has paid \$2,145.00 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2026 are \$4,522.27.

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 \$950.00 from the Tenant 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 \$107.98 is owing to the Tenant for the period from November 1, 2019 to January 20, 2026.
10. The Tenant did not attend the hearing and thus I did not hear any evidence or submissions from them regarding their circumstances. The Landlord was not aware of any relevant section 83 considerations for the Tenant.
11. The Landlord stated that they had discussed and agreed to a payment plan with the Tenant. The Landlord submitted as evidence a copy of the payment plan that was agreed to. The Landlord sought an order pursuant to the conditions of the payment plan.
12. 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 tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord \$4,708.27 for rent arrears to January 31, 2026, inclusive of the filing fee.
3. The Tenant shall pay to the Landlord the amount in paragraph 2 of this order in accordance with the following schedule:
 - a. Starting February 1, 2026 and ending October 1, 2026, the Tenant shall pay to the Landlord \$500.00 per month on or before the first day of the month;
 - b. On or before November 1, 2026, the Tenant shall pay to the Landlord the remaining balance of \$208.00.
4. Commencing February 1, 2026 and continuing until November 1, 2026, or until the arrears are paid in full, whichever date is earliest, the Tenant shall pay to the Landlord the lawful monthly rent on or before the first day of the month.
5. 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 28, 2026
Date Issued

Allana McComb
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.