



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-092407-25

In the matter of: 182 John Street
Sudbury ON P3E1P4

Between: Frontier Developments Landlord

And

Jonathan Renaud Tenants
Kristina Moore

Frontier Developments (the 'Landlord') applied for an order to terminate the tenancy and evict Jonathan Renaud and Kristina Moore (the 'Tenants') because the Tenants did not pay the rent that the Tenants' owe.

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

Only the Landlord's Representative, Ashley Cassidy, and the Landlord's Agent, Richard Diotte, attended the hearing.

As of 9:44 a.m., the Tenants were 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 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 \$1,838.59. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$60.45. This amount is calculated as follows: \$1,838.59 x 12, divided by 365 days.
5. The Tenants have paid \$4,177.18 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2026 are \$5,015.77.

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 \$1,750.00 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 \$163.97 is owing to the Tenants for the period from March 1, 2022 to January 19, 2026.

Relief from eviction

10. The Landlord's representative submitted a payment plan agreement prior to the hearing. She stated that the agreement was made between Frontier Development and the Tenants and signed by all parties on January 12, 2026. She testified that the Landlord was not looking for termination of the tenancy, but a conditional order to continue the tenancy with the agreed upon terms submitted previously of \$500.00 plus rent per month over an 11-month period with the final payment of \$15.77 in December 2026.
11. Considering the submissions of the Landlord and the oral testimony provided, I find it would be reasonable in the circumstances to grant relief from eviction subject to the conditions set out below. I note that the application filing fee will be applied to the month of December 2026, which is the final month 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 Tenants shall pay to the Landlord \$5,201.77 for arrears of rent up to January 31, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due:	Payment Amount:
February 1, 2026	\$500.00
March 1, 2026	\$500.00
April 1, 2026	\$500.00
May 1, 2026	\$500.00
June 1, 2026	\$500.00
July 1, 2026	\$500.00
August 1, 2026	\$500.00

September 1, 2026	\$500.00
October 1, 2026	\$500.00
November 1, 2026	\$500.00
December 1, 2026	\$201.77

3. The Tenants 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 December 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 29, 2026
Date Issued

 Colette Myers
 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.