



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-091844-25

In the matter of: 409, 160 Murray St
Brampton ON L6X3C8

Between: Peel Housing Corp OP as Peel Living Landlord

And

Elvin Nangle Tenant

Peel Housing Corp OP as Peel Living (the 'Landlord') applied for an order to terminate the tenancy and evict Elvin Nangle (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's Representative, Sophia Dixon, and the Tenant's Representative, Janice Edward-Grant, attended the hearing.

The parties before the LTB consented to the following order:

Determinations:

1. At the outset of the hearing Janice Edward-Grant indicated that she had attended to appear on behalf of the Tenant. She explained she holds both the power of attorney for property and power of attorney for health for the Tenant, both of which she provided to the Board. Both power of attorney documents confirm that Janice Edward-Grant has been appointed to act as litigation guardian for the Tenant. Ms. Edward Grant also confirmed at the hearing that she:
 - Was at least 18 years of age and that I understand the nature of this proceeding.
 - Was a substitute decision maker for the person with respect to matters other than this Application
 - No other person has authority to be the litigation guardian for the person in this Board proceeding.
 - No other person has guardianship or substitute decision making powers for the person for any matters.
 - She has no interest that would conflict with the interests of the person I am representing.
2. The Landlord's Legal Representative had no objections to Janice Edward-Grant acting on behalf of the Tenant.

3. While Ms. Edward-Grant had not completed the Request to be a Litigation Guardian: Mental Incapacity form, this form was shared on the screen and explained to Ms. Edward-Grant who confirmed her understanding and authority to act as a litigation guardian for the Tenant. Therefore, based on her testimony and the comprehensive Power of Attorney documents provided by Janice Edward-Grant clearly naming her as litigation guardian I am satisfied that she has the authority to act on behalf of the Tenant.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,547.50 for arrears of rent up to January 31, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment Due Date	Payment Amount
February 15, 2026	\$254.75
March 15, 2026	\$254.75
April 15, 2026	\$254.75
May 15, 2026	\$254.75
June 15, 2026	\$254.75
July 15, 2026	\$254.75
August 15, 2026	\$254.75
September 15, 2026	\$254.75
October 15, 2026	\$254.75
November 15, 2026	\$254.75

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 1, 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 January 31, 2026.

February 3, 2026
Date Issued

Reid Jackson
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.