



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-077936-25

In the matter of: BASEMENT, 142 REACH ST
UXBRIDGE ON L9P 1L3

Between: Joseph Gary Lance Landlord
Trevor Lance
Amy Lance

and

John Blackburn Tenant

Joseph Gary Lance, Trevor Lance and Amy Lance (the 'Landlord') applied for an order to terminate the tenancy and evict John Blackburn (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 21, 2026.

Only the Landlord, Joseph Gary Lance and Trevor Lance, attended the hearing on behalf of all the Landlords.

As of 10:30 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board. 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). 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 \$2,100.00. It is due on the 1st day of each month.
4. The Tenant has paid \$4,200.00 to the Landlord since the application was filed.

5. The rent arrears owing to January 31, 2026 are \$3,200.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs. Accordingly, the total amount the Tenant owes the Landlord is \$3,386.00.

Relief from Eviction

7. The Landlord sought an eviction order based on rent arrears but indicated a willingness to provide relief to the Tenant through a payment plan.
8. As the Tenant did not attend, no other circumstances were presented to me.
9. 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 Tenant shall pay to the Landlords \$3,386.00 for arrears of rent up to January 31, 2026, which includes the filing fee of \$186.00.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - \$565.67 on or before February 21, 2026;
 - \$565.67 on or before March 21, 2026;
 - \$565.67 on or before April 21, 2026;
 - \$565.67 on or before May 21, 2026;
 - \$565.67 on or before June 21, 2026; and
 - \$557.65 due on or before July 21, 2026.
3. The Tenant shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period February 1, 2026, to July 31, 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords may, without notice to the Tenant, apply to the Board 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

Adeela Alvez

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.