



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

**Citation:** 1319399 Ontario Inc v Bungay, 2026 ONLTB 9476

**Date:** 2026-01-29

**File Number:** LTB-L-102697-25

**In the matter of:** 812, 1591 LYCEE PL  
OTTAWA ON K1G4A7

**Between:** 1319399 Ontario Inc Landlord

**And**

Glenn Bungay Tenant

1319399 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Glenn Bungay (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on January 26, 2026.

Only the Landlord's Legal Representative, David Lyman attended the hearing.

As of 10:16 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. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy in the application. Therefore, an order imposing conditions for the next 12 months shall issue allowing the Tenant to preserve their tenancy.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On October 20, 2025, the Landlord gave the Tenant an N8 notice of termination deemed served on October 25, 2025. The notice of termination alleged that the Tenant persistently paid the rent late from April of 2025 through October of 2025 and attached a detailed

ledger confirming this information. The Tenant paid the rent late 7 months of the past year.

4. On the basis of the uncontested evidence before me, I find that the Tenant has persistently failed to pay the rent on the date that it was due.
5. Mr. Lyman submitted that the Landlord is seeking a conditional order for the next 12-month period so as to allow the Tenant to preserve his tenancy.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

#### Relief from Eviction

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.

#### **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 the Landlord monthly rent owing on or before the first day of each month commencing March 1, 2026 and continuing thereafter until and including February 28, 2027.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Act*, for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the Board without notice to the Tenant.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application by February 28, 2026.
5. If the Tenant fails to make the payment owing under paragraph 4, and by the date required, the balance owing under paragraph 4 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the *Act*.

**January 29, 2026**  
**Date Issued**

---

Carrie Bertrand  
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.