



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-091236-25

In the matter of: Apt B, 43 WAY AVE
TIMMINS ON P4N3C4

Between: 1000322785 Ontario Inc o/a MG Property
Management

Landlord

And

Ariel Beauchamp

Tenant

1000322785 Ontario Inc o/a MG Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Ariel Beauchamp (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 14, 2026.

Only the Landlord's Agent, Monica Van Berlo, attended the hearing.

As of 1:35 p.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 \$1,400.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$46.03. This amount is calculated as follows: \$1,400.00 x 12, divided by 365 days.
5. The Tenant has paid \$4,315.00 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2026 are \$1,285.00.

7. The Landlord collected a rent deposit of \$1,400.00 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.
8. Interest on the rent deposit, in the amount of \$15.95 is owing to the Tenant for the period from July 1, 2025 to January 14, 2026.

Section 83 Considerations:

9. The Landlord stated that a payment plan was signed on January 3, 2026 between the Landlord and the Tenant. The Landlord submitted a copy of the signed payment plan into evidence.
10. 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 \$1,285.00 for rent arrears to January 31, 2026. The Landlord has waived 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 January 20, 2026 and ending May 20, 2026, the Tenant shall pay to the Landlord \$200.00 per month on or before the 20th day of the month;
 - b. On or before June 20, 2026, the Tenant shall pay to the Landlord the remaining balance of \$285.00
4. Commencing February 1, 2026 and continuing until June 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 comply with the conditions set out in paragraphs 3 and 4 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (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. The Landlord must make the application within 30 days of the breach of a condition. This application is made to the LTB without notice to the Tenant.

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.