



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

File Number: LTB-L-089483-25

In the matter of: 912, 1745 BLOOR ST.
MISSISSAUGA ON L4X 1S6

Between: 1745 Bloor Holdings Inc. Landlord

and

Elizabeth Harris Tenants
Patricia Boyd
Dennis Boyd

1745 Bloor Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Elizabeth Harris, Patricia Boyd and Dennis Boyd (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on January 5, 2026.

The Landlord's representative, Howard Levenson, and the Tenant, Elizabeth Harris, attended the hearing on her behalf of all the Tenants.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenants 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 Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,355.00. It is due on the 1st day of each month.
4. It is not in dispute that the Tenant has paid \$4,137.12 to the Landlord since the application was filed, and that the rent arrears owing to January 31, 2026 are \$5,282.88. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

5. The Landlord did not submit any documentary evidence from the financial institution in support of the NSF charged claimed. Accordingly, the total amount the Tenants owe the Landlord is \$5,468.88.

Relief from Eviction

6. 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.
7. The parties were unsuccessful resolving the issue of rent arrears through a payment plan.
8. The Tenants are seniors and retired. The Tenant Dennis Boyd suffered a stroke. Although the Tenants did not file any documentary evidence regarding their monthly income and expenses, I found the testimony of Elizabeth Harris to be credible. I am satisfied that the Tenants are able to make payments towards the arrears while continuing to pay the ongoing rent. The Tenants made a payment of \$4,137.12 since the application was filed. While the Landlord objected to a payment plan, I find that it would not be unfair to grant relief from eviction. The payment plan also provides the Landlord with a clear schedule for repayment and an enforcement order in the event of a default. Having considered all the circumstances, I find that relief from eviction is appropriate in the circumstance.

It is ordered that:

1. The Tenant shall pay to the Landlord \$5,468.88 for arrears of rent up to January 31, 2026, which includes the \$186.00 filing fee.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

DATE OF PAYMENT	AMOUNT
February 28, 2026	\$500.00
March 28, 2026	\$500.00
April 28, 2026	\$500.00
May 28, 2026	\$500.00
June 28, 2026	\$500.00
July 28, 2026	\$500.00
August 28, 2026	\$500.00
September 28, 2026	\$500.00

October 28, 2026	\$500.00
November 28, 2026	\$500.00
December 28, 2026	\$468.88

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 December 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 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 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.

February 3, 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.