



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-091640-25

In the matter of: 1, 280 Maude Street
ALMONTE ON K0A1A0

Between: Carebridge Community Support Landlord

And

Cheryl Denault Tenant

Carebridge Community Support (the 'Landlord') applied for an order to terminate the tenancy and evict Cheryl Denault (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 15, 2026.

Only the Landlord's Legal Representative Sara Mathew attended the hearing.

As of 2:19 pm, 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 \$347.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$11.41. This amount is calculated as follows: \$347.00 x 12, divided by 365 days.
5. The Tenant has paid \$1,500.00 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2026 are \$1,169.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

9. At the hearing, the Landlord's Legal Representative requested, and I accepted, that the Tenant be provided with conditional relief from eviction pursuant to a payment plan over 14-months. 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 Landlord \$1,355.00 for arrears of rent up to January 31, 2026. This amount includes the Landlord's \$186.00 cost for filing this application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment Date	Payment Amount
February 15, 2026	\$100.00
March 15, 2026	\$100.00
April 15, 2026	\$100.00
May 15, 2026	\$100.00
June 15, 2026	\$100.00
July 15, 2026	\$100.00
August 15, 2026	\$100.00
September 15, 2026	\$100.00
October 15, 2026	\$100.00
November 15, 2026	\$100.00
December 15, 2026	\$100.00
January 15, 2027	\$100.00
February 15, 2027	\$100.00
March 15, 2027	\$55.00

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 March 1, 2027, or until the arrears are paid in full, whichever date is earliest.

4. Section 78 of the Residential Tenancies Act, 2006, S.O. 2006, c.17 applies to this Order. If the Tenant fails to make any of the payments in accordance with paragraphs 2 and 3 of this order, the Landlord may apply at no cost, and without notice to the Tenant, for an order to terminate the tenancy and evict the Tenant. The Landlord must make this application within 30 days of a breach of a condition set out in this Order.

February 6, 2026
Date Issued

Kyle Anderson
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.