



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

File Number: LTB-L-091349-25

In the matter of: 62, 7555 GOREWAY DR
MISSISSAUGA ON L4T3M9

Between: SiteLine (7555 Goreway) Inc. Landlord

And

CHRISTIAN TROYA Tenants
MARIA BARRERA

SiteLine (7555 Goreway) Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict CHRISTIAN TROYA and MARIA BARRERA (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 20, 2026.

The Landlord's Representative Sylwia McArthur and the Tenants attended the hearing.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,099.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$69.01. This amount is calculated as follows: \$2,099.00 x 12, divided by 365 days.
5. The Tenants have paid \$3,104.00 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2026, are \$4,392.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$2,099.00 from the Tenants 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.
9. Interest on the rent deposit, in the amount of \$30.19 is owing to the Tenants for the period from May 16, 2025 to January 20, 2026.
10. The Landlord requested a termination of the tenancy by way of a standard order.
11. The Tenants acknowledged that the arrears of rent are owing and requested that their tenancy be preserved.
12. The Tenant, Christian Troya (CT), testified that his wife had lost her job in October and that he had lost his part-time job at a restaurant due to the business closing. He further testified that he is working and the only source of income.
13. CT proposed a repayment plan, with a payment on January 20, 2026 in the amount of \$1,278.00 and payments of \$350.00 per month starting February 15, 2026, and continuing on the 15th of every month until the arrears are paid in full.
14. The Landlord's Representative submitted that the Landlord was not agreeable to the repayment plan.
15. Balancing the interests and prejudices to each of the parties, I find that the repayment of the arrears by way of the Tenant's proposed payment plan is reasonable based on their circumstances. This will allow the Tenants' housing to be preserved and repayment can be made with prejudice to the Landlord alleviated by allowing the Landlord to apply to the Board for termination of the tenancy without further notice to the Tenants in the event the Tenants fails to comply with the conditions in this Order.
16. 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 condition(s) set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.

It is ordered that:

1. The Tenants shall pay to the Landlord \$4,478.00 which represents the amount of rent owing up to January 31, 2026, and the cost of filing the application.
2. The Tenant shall pay to the Landlord this amount owing to the Landlord as follows:

If the payment of \$1,278.00 which was to be paid on January 20, 2026, has not already been paid, the Tenant shall pay it in full on or before February 6, 2026.

February 15, 2026	\$350.00
March 15, 2026	\$350.00
April 15, 2026	\$350.00

May 15, 2026	\$350.00
June 15, 2026	\$350.00
July 15, 2026	\$350.00
August 15, 2026	\$350.00
September 15, 2026	\$350.00
October 15, 2026	\$350.00
November 15, 2026	\$150.00

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period of March 1, 2026, through to November 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

February 6, 2026

Date Issued

Brenda Mercer

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.