



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

File Number: LTB-L-098016-25

In the matter of: 6, 9621 JANE ST
VAUGHAN ON L6A4G5

Between: Ariel E Alvarez Landlord

And

Christopher Butler Tenant

Ariel E Alvarez (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Butler (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 9, 2026.

The Landlord's legal representative, Ali Ahmed, and the Tenant attended the hearing.

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 \$2,800.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$92.05. This amount is calculated as follows: \$2,800.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The parties agreed that the rent arrears owing to February 28, 2026 are \$17,600.00.
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.

Relief for Eviction

9. The Tenant requested that the Board impose a repayment plan that would allow them to preserve the tenancy by paying the new rent that comes due as well as \$1,000.00 towards the arrears until they are paid in full.
10. The Tenant, CB, provided testimony regarding their personal and financial difficulties including loss of employment and living on ODSP with one teenage daughter, which impacted the Tenant's ability to pay rent. The Tenant submitted that he is finishing his DZ license and has employment lined up that would allow him to adhere to the payment plan he proposes.
11. The Landlord was agreeable to the repayment plan as long as the Tenant pays as per his proposal.
12. 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. Bearing in mind that eviction is a remedy of last resort, and having considered all of the parties' disclosed circumstances I find that it would not be unfair to provide the Tenant with relief from eviction on terms that respect the Landlord's right to collect the rent, that would require the Tenant to reduce the Landlord's financial burden, that respects the Tenant's assertion that they can restore this tenancy to good standing and that would provide the Landlord with immediate recourse in the event of a breach. While the repayment plan will take approximately 17 months to repay all the arrears. To reduce any potential prejudice to for the Landlord, all payments will be subject to a section 78 clause.

It is ordered that:

1. The Tenant shall pay to the Landlord \$17,786.00, which represents the arrears of rent up to February 28, 2026 (\$17,600.00), and costs (\$186.00).
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$1,000.00 on or before the 1st day of each month from March 1, 2026 up to and including August 1, 2027; and
 - \$786.00 on or before September 1, 2026.
3. Effective March 1, 2026 and continuing on or before the 1st day in each consecutive month that follows, the Tenant shall pay the Landlord the full amount of the lawful monthly rent until the debt is paid in full.
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 LTB 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 February 28, 2026.

February 18, 2026
Date Issued

Teresa Hunt
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.