



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-098529-25

In the matter of: 1389A DUNDAS ST W
TORONTO ON M6J 1Y4

Between: Amanda Happe Landlord

and

James Cameron Tenant

Amanda Happe (the 'Landlord') applied for an order to terminate the tenancy and evict James Cameron (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 3, 2026.

The Landlord 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 \$2,000.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$65.75. This amount is calculated as follows: \$2,000.00 x 12, divided by 365 days.
5. The Tenant has paid \$2,600.00 to the Landlord since the application was filed.
6. It is not in dispute that the rent arrears owing to February 28, 2026, are \$3,900.00. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. Accordingly, the total amount the Tenant owes the Landlord is \$4,086.00.
8. There is no last month's rent deposit.

Relief from eviction

9. 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.
10. The Tenant testified that he is now employed, he works two jobs. His monthly income is approximately \$3,000.00, and his expenses are \$2,500.00 a month which includes his monthly rent. The Tenant indicated that he could pay \$500.00 per month towards the outstanding arrears.
11. The Landlord sought an eviction order for termination and eviction with 11 days for the Tenant to pay off all outstanding amounts and void the order. The Landlord objected to a payment plan. It is the Landlord's position that the tenancy is not viable, and that further delay would cause financial prejudice to the Landlord.
12. While the Landlord objected to a payment plan and submits that the tenancy is no longer viable, I find that it would not be unfair to grant relief from eviction. Although the Tenant did not file any documentary evidence regarding his monthly income and expenses, I found his testimony to be credible. I am satisfied that the Tenant is able to make payments towards the arrears while continuing to pay the ongoing rent. 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 \$4,086.00 for arrears of rent up to February 28, 2026, which includes the \$186.00 filing fee.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

DATE OF PAYMENT	AMOUNT
March 15, 2026	\$500.00
April 15, 2026	\$500.00
May 15, 2026	\$500.00
June 15, 2026	\$500.00
July 15, 2026	\$500.00

August 15, 2026	\$500.00
September 15, 2026	\$500.00
October 15, 2026	\$500.00
November 15, 2026	\$86.00

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 March 1, 2026, to November 30, 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 February 28, 2026.

February 20, 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.