



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

File Number: LTB-L-101637-25

In the matter of: 8, 99 Becker Street
Kitchener ON N2B1X3

Between: 2523365 Ontario Inc Landlord

And

Kayla Young Tenant

2523365 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Kayla Young (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 11, 2026.

Only the Landlord attended the hearing.

As of 2:45pm, 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). The Tenant 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 Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,236.27. It is due on the 1st day of each month.
4. The rent arrears owing to February 28, 2026, are \$1508.28.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. Accordingly, the total amount the Tenant owes the Landlord is \$1694.28.
7. 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.
8. At the hearing the Landlord sought a payment plan. He testified that he and the Tenant had agreed to a \$200.00 per month payment plan and the Tenant had already begun making payments. The Landlord relied on emails between himself and the Tenant confirming the agreement. However, the Tenant did not attend the hearing. Therefore, I am unable to order a payment plan on consent.
9. The Landlord continued to seek a payment plan rather than a standard or delayed order and testified that there is one child in the rental unit.
10. Based on the Landlord's uncontested evidence and the Tenant's circumstances I am satisfied that it is appropriate to allow the Tenant the opportunity to preserve the tenancy through a payment plan. This appears to have been the intention of the parties, and with a child in the unit I am satisfied that it is appropriate to allow the tenant to preserve the tenancy.

It is ordered that:

1. The Tenant shall pay to the Landlord \$1694.28 for arrears of rent up to February 28, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment Due Date	Payment Due
Monthly payments due on or before the 15 th day of each month, beginning: March 15, 2026, through October 15, 2026	\$200.00
Final payment due on or before November 15, 2026	\$94.28

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 2026 to November 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 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 19, 2026

Date Issued

Reid Jackson

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.