



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

**File Number:** LTB-L-101456-25

**In the matter of:** 409, 821 KENNEDY RD  
SCARBOROUGH ON M1K2E5

**Between:** 1911715 Ontario Inc. Landlord

**And**

REBECA ROECKEN Tenant

1911715 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict REBECA ROECKEN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 19, 2026.

The Landlord's Agents Ridowan Chaklader and Bindu Jain 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 \$1,501.47. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$49.36. This amount is calculated as follows: \$1,501.47 x 12, divided by 365 days.
5. The Tenant has paid \$2,942.95 to the Landlord since the application was filed.
6. The rent arrears owing to February 28, 2026 are \$1,873.53.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. Accordingly, the total amount the Tenant owes the Landlord is \$2,059.53.

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 she intends to apply for assistance through the Housing Stabilization Fund. The Tenant testified that she currently earns approximately \$1,329.00 from Ontario Works, \$1,059 from child tax benefits and \$600.00 in child support payments.
11. The Tenant requested a payment plan requiring the Tenant to pay an additional \$300.00 towards the rent along with the monthly rent starting March 1, 2026. I find that it would not be unfair to grant the relief sought to allow the Tenant an opportunity to pay the amount owing and preserve her tenancy. The arrears are low, the Tenant resides in the rental unit with her three children and has resided in the rental unit for the past 16 years. There is significant prejudice to the Tenant if evicted and the Landlord will be made whole within 7 months.

**It is ordered that:**

1. The Tenant shall pay to the Landlord \$2,059.53 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:

| Dates of Payments | Amount of Payments              |
|-------------------|---------------------------------|
| March 1, 2026     | \$300.00<br>(arrears and costs) |
| April 1, 2026     | \$300.00<br>(arrears)           |
| May 1, 2026       | \$300.00<br>(arrears)           |
| June 1, 2026      | \$300.00<br>(arrears)           |
| July 1, 2026      | \$300.00<br>(arrears)           |
| August 1, 2026    | \$300.00<br>(arrears)           |
| September 1, 2026 | \$259.53<br>(arrears)           |

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 September 1, 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 25, 2026**  
**Date Issued**

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Christopher Lin  
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.