



Order under Section 69 Residential Tenancies Act, 2006

Citation: 20 PAISLEY BLVD APTS v SEQUEIRA, 2026 ONLTB
16144 **Date:** 2026-02-26

File Number: LTB-L-101403-25

In the matter of: 207, 20 PAISLEY BLVD W
MISSISSAUGA ON L5B1C8

Between: 20 PAISLEY BLVD APTS Landlord

And

AUSTIN SEQUEIRA Tenants
SEQUEIRA SARITHA

20 PAISLEY BLVD APTS (the 'Landlord') applied for an order to terminate the tenancy and evict AUSTIN SEQUEIRA and SEQUEIRA SARITHA (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 17, 2026. The Landlord's Representative, Amy McCue, and the first-named Tenant, who attended on behalf of both 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 \$1,442.71. It is due on the 1st day of each month.
4. The rent arrears owing to February 28, 2026, are \$7,206.26.
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 Tenants owe the Landlord is \$7,392.26.

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. The Landlord seeks a standard order with a termination date at the end of March.
8. The Tenants seek a repayment plan and proposes \$595.00 each month. He states that he has lived in the rental unit for 20 years with his wife and two children, ages 6 and 20 years. He is employed in the insurance industry. He experienced some financial hardship recently due to the economy. The co-Tenant, his wife, also had a serious medical problem at about the same time the arrears began to accumulate. However, he indicates he has taken a second job and his full-time career in insurance has begun to pick up again.
9. During the hearing, I conducted a close examination of the Tenants' monthly income and expenses. Based on this discussion, I am satisfied that the Tenant can pay the monthly rent while also paying off the outstanding arrears within a reasonable amount of time. Given the length of the tenancy, and the health circumstances of the co-Tenant, I find it is appropriate to grant a conditional order. A conditional order limits further prejudice to the Landlord as they may file an ex-parte order if the Tenants breach the order.

It is ordered that:

1. The Tenant shall pay to the Landlord \$7,392.26 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:

Date payment is to be made on or before	Amount to be paid towards arrears	Outstanding Balance
<i>balance owing</i>		\$7,392.26
March 15, 2026	\$ 595.00	\$6,797.26
April 15, 2026	\$ 595.00	\$6,202.26
May 15, 2026	\$ 595.00	\$5,607.26
June 15, 2026	\$ 595.00	\$5,012.26
July 15, 2026	\$ 595.00	\$4,417.26
August 15, 2026	\$ 595.00	\$3,822.26
September 15, 2026	\$ 595.00	\$3,227.26
October 15, 2026	\$ 595.00	\$2,632.26
November 15, 2026	\$ 595.00	\$2,037.26
December 15, 2026	\$ 595.00	\$1,442.26
January 15, 2027	\$ 595.00	\$847.26
February 15, 2027	\$ 595.00	\$252.26
March 15, 2027	\$ 252.26	\$0.00

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 March 2026 to March 2027, 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 February 28, 2026.

February 24, 2026

Date Issued

Jane Dean

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.