



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-001107-26

In the matter of: 49 Macneil Crt
Kanata ON K2L4E4

Between: Kanata Baptist Place Inc. Landlord

And

Karolina Lucina Tenants
William Culka

Kanata Baptist Place Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Karolina Lucina and William Culka (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

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

The Landlord's representative Safia Lakhani, and the Landlord's agent Jill Sheppard attended the hearing.

As of 10:23am, the Tenants were not present nor 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. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy. However, the tenancy shall continue subject to terms and conditions set out below.
2. The Landlord served a Notice of Termination under section 58 (1) of the Residential Tenancies Act, 2006

58 (1) A landlord may give a tenant notice of termination of their tenancy on any of the following grounds:

- The tenant has persistently failed to pay rent on the date it becomes due and payable.
3. The Tenants were in possession of the rental unit on the date the application was filed.
 4. The rent is due on the first day of each month and this is a month-to-month tenancy.
 5. On January 6, 2026, the Landlord gave the Tenants an N8 notice of termination which indicated a termination date of March 31, 2026. The notice of termination states that the Tenants have persistently failed to pay rent on the date that it is due.
 6. The Landlord's representative submits from January 1, 2024, to January 1, 2026, the Tenants paid rent late 22 times out of 25 months. The Landlord's representative referred to a ledger providing specific payment information and payment dates over this period.
 7. I am satisfied based on a balance of probabilities and based on the uncontested evidence of the Landlord, that the Tenants have persistently failed to pay rent the date it was due.
 8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

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 Landlord submits that since service of the N8 notice of termination, the Tenants have made improvements with respect to paying their rent in full and on time. Since the notice of the termination was given the Tenants have made the following payments with respect to their monthly rent.
 - February 1, 2026, rent paid on time.
11. As noted, the Tenants did not attend the hearing of this matter and thus I did not have the opportunity to hear their evidence regarding their circumstances. At the hearing, the Landlord requested a pay on time order. Given the circumstances, I find this request to be quite reasonable and so the Landlord's request is granted. I am satisfied that it is likely a pay on time order will correct the behaviour of the Tenants.
12. Given the date of this order, the Tenants will be permitted to pay the lawful monthly rent for March 2026 in full on or before March 9, 2026. This will allow the Tenants time to sort out their finances.
13. This order contains all of the reasons within it and no further reasons shall be issued.

It is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.

2. The Tenants shall pay their lawful monthly rent for March 2026, in full on or before March 9, 2026.
3. Commencing April 1, 2026, and continuing up to and including March 1, 2027, the Tenants shall pay their lawful monthly rent, in full and on or before the first day of each month.
4. If the Tenants fail to comply with the conditions set out in paragraph 2 and 3 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.
5. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
6. If the Tenants do not pay the Landlord the full amount owing on or before March 9, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 10, 2026, at 4.00% annually on the balance outstanding.

February 26, 2026
Date Issued

Reshad Nazeer
Member, Landlord and Tenant Board

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