



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

File Number: LTB-L-105094-25

In the matter of: 8 STERLING ST
ST CATHARINES ON L2S3T1

Between: 2770219 Ontario Inc Landlords
Rishi Singh
Vasudha Misra

And

Jimmy Henry Rivera Arriaga Tenants
Hailey Alekzandra Rivera

2770219 Ontario Inc, Rishi Singh and Vasudha Misra (the 'Landlords') applied for an order to terminate the tenancy and evict Jimmy Henry Rivera Arriaga and Hailey Alekzandra Rivera (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 24, 2026.

The Landlord, Rishi Singh and the Landlord's Representative, Charl Krouchan and the second named Tenant attended the hearing

Determinations:

1. The Landlords served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenants 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 Tenants were still in possession of the rental unit.
3. The lawful rent is \$3,500.00. It is due on the 15th day of each month.
4. The Tenants have paid \$1,100.00 to the Landlords since the application was filed.
5. The rent arrears owing to March 14, 2026, are \$11,406.45.

6. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.
7. Accordingly, the total amount the Tenants owe the Landlords is \$11,592.45.
8. 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.
9. The Landlord was unaware of any circumstances that may require the Board to consider delaying or denying termination of the tenancy and sought the issuance of a standard order. The Landlord was also agreeable to an order with an extended termination date of March 31, 2026.
10. The Tenant did not dispute the arrears being claimed by the Landlord and attributed falling into arrears because her husband lost his long-standing employment in mid-November 2025. The Tenant testified that her husband was currently out of town working and that the Tenants will now have a steady flow of income again and wish to remain in the rental unit and repay the outstanding arrears.
11. The Tenants have four children, and the first named Tenant is the sole income earner in the household.
12. The Tenant proposed a payment plan which requires the Tenants to pay the lawful rent, in full, and on time, plus an additional \$1,000.00 per month, until such time that the arrears are paid in full. Based on the arrears owing, the Tenants would take approximately one year to repay the arrears of rent. I found this to be a reasonable request given the circumstances.
13. I am mindful of the Landlords position of not being confident in the Tenants' ability to pay the rent as it comes due, and arrears. I am also mindful that this conditional order allows the Landlords to file for termination in the event of a breach.

It is ordered that:

1. The Tenants shall pay to the Landlords \$11,592.45 for arrears of rent up to March 14, 2026, and costs.

2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Arrears Payment Due Date	Arrears Payment Amount
Monthly payments due on, or before the 15 th day of each month, March 15, 2026 – January 15, 2027	\$1,000.00 per month
Due on, or before February 15, 2027	\$592.45 payment

3. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period March 15, 2026, to February 15, 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 March 14, 2026.

March 3, 2026
Date Issued

 Ilan Shingait
 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.