



Order under Section 69 Residential Tenancies Act, 2006

Citation: SUGARBUSH GARDENS INC. v BURT, 2026 ONLTB 18262

Date: 2026-02-27

File Number: LTB-L-104678-25

In the matter of: 310, 97 MILFORD AVE
WATERLOO ON N2L3Z5

Between: SUGARBUSH GARDENS INC. Landlord

And

JAMIE BURT Tenants
CRYSTAL STUCKLESS

SUGARBUSH GARDENS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict JAMIE BURT and CRYSTAL STUCKLESS (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's Legal Representative, Nicole Ruby, and the Tenant, who attended on behalf of both Tenants, supported by Jackie Stroeder, attended the hearing.

Determinations:

1. The Landlord 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 \$1,203.88. It is due on the 1st day of each month.
4. The Tenant has paid \$2,507.76 to the Landlord since the application was filed.
5. The rent arrears owing to February 28, 2026, are \$3,330.59.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. Accordingly, the total amount the Tenants owe the Landlord is \$3,516.59.

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. The Landlord seeks a standard order, that is, an order which can be enforced 11 days after its issuance.
9. The Tenants have three adult children living in the rental unit and have been living in the rental unit for 18 years. The Tenants seek a repayment plan. At the hearing, I conducted a close examination of the Tenants' monthly income and expenses. Based on this discussion, I am satisfied that the Tenants can make a reasonable monthly payment plan. Further, the Tenants' support person has offered to make up any shortfall such that the Tenants' will not breach the repayment plan.
10. In consultation with the Tenant and her support, the Tenant proposed an 18-month repayment plan. In my view, the repayment plan addresses the prejudice to the Landlord while allowing the Tenants an opportunity to maintain their very long-term tenancy.

It is ordered that:

1. The Tenant shall pay to the Landlord \$3,516.59 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
balance owing		\$ 3,516.59
March 1, 2026	\$ 195.37	\$ 3,321.22
April 1, 2026	\$ 195.37	\$ 3,125.85
May 1, 2026	\$ 195.37	\$ 2,930.48
June 1, 2026	\$ 195.37	\$ 2,735.11
July 1, 2026	\$ 195.37	\$ 2,539.74
August 1, 2026	\$ 195.37	\$ 2,344.37
September 1, 2026	\$ 195.37	\$ 2,149.00
October 1, 2026	\$ 195.37	\$ 1,953.63
November 1, 2026	\$ 195.37	\$ 1,758.26
December 1, 2026	\$ 195.37	\$ 1,562.89
January 1, 2027	\$ 195.37	\$ 1,367.52
February 1, 2027	\$ 195.37	\$ 1,172.15
March 1, 2027	\$ 195.37	\$ 976.78

April 1, 2027	\$ 195.37	\$ 781.41
May 1, 2027	\$ 195.37	\$ 586.04
June 1, 2027	\$ 195.37	\$ 390.67
July 1, 2027	\$ 195.37	\$ 195.30
August 1, 2027	\$ 195.30	\$ 0.00

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 August 1, 2027, 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 Tenants' 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 27, 2026
Date Issued

Jane Dean
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.