



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

File Number: LTB-L-102301-25

In the matter of: 82, 355 MCARTHUR AVE
OTTAWA ON K1L6N7

Between: 2165729 ONTARIO INC Landlord

And

RILEY DICAIRE Tenants
JAKE DUNLOP

2165729 ONTARIO INC (the 'Landlord') applied for an order to terminate the tenancy and evict RILEY DICAIRE and JAKE DUNLOP (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 25, 2026.

The Landlord's Legal Representative, Daniel Moak and the Tenant, Riley Dicaire 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 \$1,405.82. It is due on the 1st day of each month.
4. The Tenants have paid \$2,484.00 to the Landlord since the application was filed.
5. The rent arrears owing to February 28, 2026 are \$2,331.42.
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 \$2,517.42.

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 Tenant, Riley Dicaire ('RD') proposed a payment plan requiring the Tenants to pay the rent plus an additional \$150.00 per month towards the outstanding arrears, which is a 17-month payment plan. The Landlord sought that in the case relief from eviction is granted, that the order be no longer than 13 months. For the reasons that follow, I find that it would not be unfair to grant the relief sought by the Tenants subject to the conditions set out below.
10. RD testified that he is currently working four separate jobs and has been making consistent efforts to pay the rent. The rent arrears are low and the Tenants have been living in the rental unit for the last 10 years.
11. While the payment plan is long at 17-months, given the Tenants' consistent effort to pay the rent, the low amount of the outstanding rent, the duration of the tenancy, and the difficulties the Tenants would face in finding an alternative rental unit, I find that it would not be unfair to grant relief from eviction in the payment plan requested by the Tenants. The Landlord is protected by section 78 of the Act which allows for the Landlord to seek eviction if the Tenants are unable to comply with the terms.

It is ordered that:

1. The Tenants shall pay to the Landlord \$2,517.42 for arrears of rent up to February 28, 2026 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. \$150.00 on or before the 15th day of each month for the period April 15, 2026 to July 15, 2027; and
 - b. \$117.42 on or before August 15, 2027.
3. The Tenants shall also pay to the Landlord the monthly rent for March 2026 on or before March 6, 2026.
4. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 1, 2026 to August 1, 2027, or until the arrears are paid in full, whichever date is earliest.
5. 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.

March 9, 2026

Date Issued

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.