



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

File Number: LTB-L-105670-25

In the matter of: Upper Unit (Back), 158 CAMPBELL
AVE
WINDSOR ON N9B2H2

Between: DC Holdings Landlord

And

June Oakes Tenant

DC Holdings (the 'Landlord') applied for an order to terminate the tenancy and evict June Oakes (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's Representative, Cameron Parrott, and the Tenant attended the hearing.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenant 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 Tenant was still in possession of the rental unit.
3. The lawful rent is \$973.75. It is due on the 1st day of each month.
4. The Tenant has paid \$1,947.50 to the Landlord since the application was filed.
5. The rent arrears owing to February 28, 2026, are \$973.75.
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 Tenant owes the Landlord is \$1,159.75.

8. 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 not opposed to a short extension of time.
9. The Tenant did not dispute the arrears of rent being claimed by the Landlord and wanted to remain in the rental unit and continue the tenancy. The Tenant proposed a payment plan whereby the Tenant would be required to pay the lawful monthly rent, plus \$200.00 towards the arrears, until such time that the arrears are paid in full. Based on the current arrears being claimed, this payment plan would take six months to complete. Given that the Tenant has paid the rent that came due since filing of the application, I find it would be reasonable to allow the Tenant the ability to repay the arrears over the course of a six-month period.
10. 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.

It is ordered that:

1. The Tenant shall pay to the Landlord \$1,159.75 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:

Arrears Payment Due Date	Arrears Payment Amount
Due on, or before March 16, 2026	\$1,173.75 (March 2026 Rent plus \$200.00 Arrears)
Monthly payments due on, or before the 1 st day of each month, April 1, 2026 – July 1, 2026	\$200.00 per month (Arrears Payments)
Due on, or before August 1 2026	\$159.75

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 April 1, 2026, to August 1, 2026, 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 Tenant's 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.

March 6, 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.