



Order under Section 69 Residential Tenancies Act, 2006

Citation: Clarence Street Apartments Inc v Stenjajeva, 2026 ONLTB 22386

Date: 2026-03-13

File Number: LTB-L-008870-26

In the matter of: Unit 409A, 222 Clarence Street
Ottawa ON K1N5R1

Between: Clarence Street Apartments Inc Landlord

And

Katarina Stenjajeva Tenant

Clarence Street Apartments Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Katarina Stenjajeva (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

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

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

The Landlord and the Tenant attended the hearing.

The Landlord's Legal Representative, Martez Jones and the Tenant attended the hearing. The proceedings concluded before the Tenant joined the hearing late, however, since the Landlord was still in the hearing room, the hearing reconvened and the Tenant participated in the proceeding.

Determinations:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy. The tenancy is preserved if the Tenant meet the conditions set out in this order.
2. The Tenant is still in possession of the unit.

N8 Notice of Termination

3. On January 9, 2026, the Landlord gave the Tenant an N8 Notice of termination with the termination date of March 31, 2026. The notice of termination alleges the Tenant had persistently failed to pay the rent on the date it was due each month except June 2025 for the period between March 2025 to December 2025.
4. We find the Tenant persistently paid rent late nine times in the 10-month period between March 2025 and December 2025.

Section 83

5. We 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.
6. There's no dispute the Tenant paid rent late after the N8 Notice was issued for January, February and March 2026 rent periods. The Landlord and Tenant entered into agreement on February 13, 2026, for rent arrears. The agreement also contained a proposal for payment compliance on time for the next 12-months. The Tenant testified she had experienced some financial hardship in the past year with trying to financially support her ill mother overseas and the seasonal downturn of her employment which reduced her income. The Tenant testified she has obtained a second job and is confident she will be able to pay rent on time going forward.
7. Based on the circumstances, we find a conditional order is reasonable to give the Tenant an opportunity to preserve the tenancy. Rent paid for months of April and May 2026 on or before 15th day will be considered to be paid on time. This allows the Tenant additional time to sort out her finances.

It is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below:
2. The Tenant shall pay the Landlord April 2026 rent charges in full and on time, on or before April 15, 2026;
3. The Tenant shall pay the Landlord May 2026 rent charge, in full and on time, on or before May 15, 2026; and
4. The Tenant shall pay the Landlord monthly rent on time and in full on or before the first day of each month, for a period of 10 months starting June 1, 2026 to March 1, 2027.
5. If the Tenant fails to comply with the conditions set out in paragraphs two, three and four 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 Tenant. 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 Tenant.

David McFadden

Member, Landlord and Tenant Board

March 13, 2026

Date Issued

Sandra Macchione

Vice Chair, Landlord and Tenant Board

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