



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

File Number: LTB-L-108096-25

In the matter of: 39, 2251 BURNHAMTHORPE RD W
MISSISSAUGA ON L5L3M4

Between: PEEL HOUSING CORP O/A PEEL LIVING Landlord

And

THERESA RHODEN Tenant

PEEL HOUSING CORP O/A PEEL LIVING (the 'Landlord') applied for an order to terminate the tenancy and evict THERESA RHODEN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's Agent, Kenisha Wilks 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 \$1,493.00. It is due on the 1st day of each month.
4. The Tenant has paid \$2,600.00 to the Landlord since the application was filed.
5. The rent arrears owing to March 31, 2026, are \$7,328.00.
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 \$7,514.00.

8. The Landlord has negotiated payment plans with the Tenant, but the Tenant was unable to maintain said plans. The Landlord has also accepted partial payments and provided the Tenant with information regarding financial support programs.
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.
10. The Tenant did not dispute the arrears being claimed by the Landlord and attributed falling behind because of unexpected legal costs associated with having her husband come to Canada. The Tenant's husband is currently in Candana and working with the ability to contribute towards the rent and arrears owing.
11. 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 \$7,514.00 for arrears of rent up to March 31, 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 24, 2026	\$3,000.00
Due on, or before April 15, 2026	\$500.00
Due on, or before May 15, 2026	\$500.00
Due on, or before June 15, 2026	\$1,000.00
Due on, or before July 15, 2026	\$500.00
Due on, or before August 15, 2026	\$1,000.00
Due on, or before September 15, 2026	\$1,014.00

3. The Tenant shall also pay to the Landlord rent for April 2026, in full, on or before April 3, 2026.
4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period May 1, 2026, to September 1, 2026, or until the arrears are paid in full, whichever date is earliest.
5. 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 March 31, 2026.

March 18, 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.