



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

File Number: LTB-L-000951-26

In the matter of: 29 PROSPECT ST
KINGSVILLE ON N9Y1M6

Between: Tanya Kornacker Landlord

And

Kyle Rowley Tenants
Marielle Serrano

Tanya Kornacker (the 'Landlord') applied for an order to terminate the tenancy and evict Kyle Rowley and Marielle Serrano (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord and the Landlord's Representative, Ghadeer Jwad and the first named Tenant 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 \$2,000.00. It is due on the 1st day of each month.
4. The rent arrears owing to March 31, 2026, are \$8,000.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. Accordingly, the total amount the Tenants owe the Landlord is \$8,186.00.
7. The Landlord attempted to negotiate a payment plan with the Tenants, but the Tenants were unresponsive.

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.
9. The Tenant, Kyle Rowley did not dispute the arrears of rent being claimed by the Landlord and attributed falling into arrears because he lost his license and was unable to continue running his business. The Tenant has since regained a source of income and proposed a payment plan that was reasonable.
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 Tenants shall pay to the Landlord \$8,186.00 for arrears of rent up to March 31, 2026, and costs.
2. The Tenants 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 31, 2026	\$2,000.00 payment
Due on, or before April 15, 2026	\$2,000.00 payment
Due on, or before May 15, 2026	\$2,000.00 payment
Due on, or before June 15, 2026	\$2,186.00 final payment

3. 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 June 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. 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 March 31, 2026.

March 16, 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.