



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-002072-26

In the matter of: 6508 COUNTY RD 50
CAMPBELLFORD ON K0L 1L0

Between: Natasha Munford. Landlord

and

Kenneth Ayrhart
Nicole Arsenault Tenants

Natasha Munford. (the 'Landlord') applied for an order to terminate the tenancy and evict Kenneth Ayrhart and Nicole Arsenault (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 19, 2026.

The Landlord and the first named Tenant Kenneth Ayrhart 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 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 Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,400.00. It is due on the 1st day of each month.
4. The Tenants have paid \$2,800.00 to the Landlord since the application was filed.
5. The Tenants agree that outstanding arrears total \$8,400.00 but requested relief from eviction based on their circumstances which they detailed in evidence. The Tenants both were laid off from work and fell into financial distress. They have been prioritizing other debts but advised those obligations are now cleared, they have both returned to the workforce and their two adult children have also taken full-time jobs and will contribute to the household income. The Tenants submitted that the family's combined income, detailed in evidence, is sufficient to clear the arrears at the rate of \$800.00 a week in addition to payment of ongoing rent.
6. The Landlord's circumstances are that it relies on regular rental income from this property to defray its carrying costs. She too has children she must care for and finds the Tenants failure to meet their obligations to be stressful. The Landlord also points out that the

Tenants' history of delinquency predates the Tenants' job loss and was skeptical whether the Tenants promises can be relied upon.

7. I have determined the Tenants' proposed repayment plan would not be unfair based on all the disclosed circumstances. If the Tenants fail to abide by their undertaking, the Landlord can return to seek immediate termination without notice.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenants shall pay to the Landlord \$8,586.00 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:

Payment Date	Payment Amount	Remaining Balance
April 6, 2026	\$800.00	\$7,786.00
April 13, 2026	\$800.00	\$6,986.00
April 20, 2026	\$800.00	\$6,186.00
April 27, 2026	\$800.00	\$5,386.00
May 4, 2026	\$800.00	\$4,586.00
May 11, 2026	\$800.00	\$3,786.00
May 18, 2026	\$800.00	\$2,986.00
May 25, 2026	\$800.00	\$2,186.00
June 1, 2026	\$800.00	\$1,386.00
June 08, 2026	\$800.00	\$586.00
June 15, 2026	\$586.00	nil

1. 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 June 30, 2026 or until the arrears are paid in full, whichever date is earliest.
2. 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 30, 2026
Date Issued

 Nersi Makki
 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.