



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

File Number: LTB-L-109026-25

In the matter of: 3, 345 OSHAWA BLVD S
OSHAWA ON L1H5S3

Between: Patrick Corcoran Landlord

And

Stephanie Ranger Tenants
Vivian Cockerton

Patrick Corcoran (the 'Landlord') applied for an order to terminate the tenancy and evict Stephanie Ranger and Vivian Cockerton (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's Representative, Celine Mallette, and the Tenants, Stephanie Ranger and Vivian Cockerton, attended the hearing.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date 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 \$1,895.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$62.30. This amount is calculated as follows: \$1,895.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to March 31, 2026 are \$7,580.00.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,895.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$32.93 is owing to the Tenant for the period from May 22, 2025 to March 19, 2026.
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. The Tenants fell into arrears due to domestic abuse however they are currently able to pay the new rent and have a viable proposal to repay the arrears. The Landlord did not identify any specific prejudice which would result from the payment plan.

It is ordered that:

1. The Tenants shall pay to the Landlord \$7,766.00 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:

Date Payment Due	Amount of Payment
On or before April 25, 2026	\$5,685.00
On or before May 15, 2026	\$1,040.50
On or before June 15, 2026	\$1,040.50

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 2026 to June 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 25, 2026
Date Issued

Dawn Carr
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.