



Order under Section 69 of the Residential Tenancies Act, 2006

File Number: LTB-L-003154-26-HR

In the matter of: 3, 388 IRWIN MILLER STREET
VANIER, ON K1L6V8

Between: CLV Group Inc. Landlord

and

Mario Bourdeau Tenant

HEARING ORDER

CLV Group Inc. (the 'Landlord') applied in a L1 application seeking an order to terminate the tenancy and evict Mario Bourdeau (the 'Tenant') because the Landlord claimed the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on March 18, 2026. The Landlord's legal representative Daniel Abraham (paralegal) attended on behalf of the Landlord.

As of 1:52pm (the hearing was scheduled to start at 1pm) the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. The LTB mailed the Tenant the notice of hearing to the rental unit address on February 17, 2026, which was deemed served on February 22, 2026. There was no record of a request to adjourn or reschedule the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord's legal representative advised that he had expected the Tenant to attend the hearing as they had arranged for a payment plan before the hearing. The representative had instructions from the Landlord to preserve the tenancy and offer a repayment plan, considering the amount of the rent arrears is less than one month's rent.
2. The current rent arrears owing up to March 31, 2026 are \$630.57; plus \$186.00 to reimburse the Landlord for the cost of filing the application. The total amount currently owing is \$816.57.
3. 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 pursuant to subsection 83(1)(a) of the Act. The Landlord is offering a repayment plan.

It is ordered that:

4. The Tenant shall pay the Landlord **\$816.57**, which is the total amount currently owing up to March 31, 2026 (made up of \$630.57 in rent arrears plus \$186.00 for reimbursement of the filing fee).
5. The Landlord's application for eviction is denied, on the conditions set out below:
 - (a) on or by the first (1st) day of each month, for 4 consecutive months starting on April 1, 2026 to July 1, 2026, the Tenant shall pay the Landlord \$200.00 towards rent arrears; and
 - (b) on or by August 1, 2026 the Tenant shall pay the Landlord \$16.57 towards rent arrears.
6. During the 5-month repayment plan set out above in paragraph 5 above, the Tenant shall also pay the Landlord the lawful monthly rent in full and on time by the 1st day of each month, between April 1, 2026 and August 1, 2026 (or until the amount ordered in paragraph 4 is paid in full, whichever comes first).
7. If the Tenant fails to make any of the payments in accordance with paragraphs 5 and 6 above, by the due dates listed, then the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 4 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraphs 5 or 6 of this order.

March 24, 2026
Date Issued

Michelle Tan
Vice Chair, 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.