



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

File Number: LTB-L-001532-26

In the matter of: 112, 24 HARRIS AVE
BRANTFORD ON N3R2E9

Between: GOOPLO MANAGEMENT Landlord

And

Helena Moinz Tenant

GOOPLO MANAGEMENT (the 'Landlord') applied for an order to terminate the tenancy and evict Helena Moinz (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 12, 2026.

The Landlord's representative, Ibifiri Fabian, 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 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 \$1,575.94. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$51.81. This amount is calculated as follows: \$1,575.94 x 12, divided by 365 days.
5. The Tenant has paid \$2,100.00 to the Landlord since the application was filed.
6. The parties agreed the rent arrears owing to March 31, 2026 are \$3,379.70.
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 \$1,500.00 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 \$126.57 is owing to the Tenant for the period from October 1, 2022 to March 12, 2026.

Relief from eviction:

10. The Tenant requested the Board grant her relief from eviction and proposed a payment plan. The Landlord opposed to payment plan. 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 Tenant has made payments totaling \$2,100.00 since the filing the application, which supports her good faith intention to pay off rent arrears. The outstanding rent arrears are not substantial and I am satisfied that a payment plan would not seriously prejudice the Landlord.

It is ordered that:

1. The Tenant shall pay the Landlord \$3,565.70 for the rent arrears owing up to March 31, 2026, inclusive of the cost of filing the application.
2. The Tenant shall pay the amount in paragraph 1 as follows:
 - a) \$200.00 by April 15, 2026;
 - b) \$200.00 by May 15, 2026;
 - c) \$200.00 by June 15, 2026;
 - d) \$200.00 by July 15, 2026;
 - e) \$200.00 by August 15, 2026;
 - f) \$200.00 by September 15, 2026;
 - g) \$200.00 by October 15, 2026;
 - h) \$200.00 by November 15, 2026;
 - i) \$200.00 by December 15, 2026;
 - j) \$200.00 by January 15, 2027;
 - k) \$200.00 by February 15, 2027;
 - l) \$200.00 by March 15, 2027;
 - m) \$200.00 by April 15, 2027;
 - n) \$200.00 by May 15, 2027;
 - o) \$200.00 by June 15, 2027;
 - p) \$200.00 by July 15, 2027;
 - q) \$200.00 by August 15, 2027; and
 - r) \$156.70 by September 15, 2027.
3. The Tenants shall also pay rent on time and in whole from April 15, 2026 to September 15, 2027, or until rent arrears are paid in full, which ever comes first. I am proving the Tenant until April 15, 2026 to pay April 2026 rent because my order is being issued on March 30, 2026 and want to ensure she receives it before the payment deadline.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2 or 3 of 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 apply under section 78 of the *Residential Tenancies Act, 2006* (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. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the Board without notice to the Tenant.

March 30, 2026
Date Issued

Vishal Nanda
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.