



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

File Number: LTB-L-001427-26

In the matter of: 1 LEDGER POINT CRES
BRAMPTON ON L6R3W4

Between: Michael Persaud Landlord

And

Ariana Wilson Tenant

Michael Persaud (the 'Landlord') applied for an order to terminate the tenancy and evict Ariana Wilson and (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 and the Tenant attended the hearing.

At the hearing, the parties agreed to remove Christien Knight, Cameron Knight, Arya Lewis Wilson, and Alyssa Knight as Tenant on the application because they are minors. Since the parties consented to the removal of the four minors, I amended the application to have them removed.

Determinations:

1. The Landlord served the Tenant 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 Tenant was still in possession of the rental unit.
3. The lawful rent is \$3,300.00. It is due on the 1st day of each month.
4. The Tenant has paid \$1,000.00 to the Landlord since the application was filed.
5. The parties agreed the rent arrears owing to March 31, 2026 are \$12,200.00.

6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. Accordingly, the total amount the Tenant owes the Landlord is \$12,386.00.
8. 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.
9. The Tenant resides in the rental unit with four children under the age of 18, including child with ASD and another child that just turned one years of age. The Landlord testified that they just need the Tenant to pay on time and as well as pay her rent arrears to prevent the bank from taking over possession of the house. I understand this to mean that if the Tenant continues to pay her lawful rent on time and in full as well as \$500.00 toward her rent arrears, there would not be a significant prejudice to the Landlord.

It is ordered that:

1. The Tenant shall pay to the Landlord \$12,386.00 for arrears of rent up to March 31, 2026, inclusive of the filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$500.00 by April 15, 2026;
 - b) \$500.00 by May 15, 2026;
 - c) \$500.00 by June 15, 2026;
 - d) \$500.00 by July 15, 2026;
 - e) \$500.00 by August 15, 2026;
 - f) \$500.00 by September 15, 2026;
 - g) \$500.00 by October 15, 2026;
 - h) \$500.00 by November 15, 2026;
 - i) \$500.00 by December 15, 2026;
 - j) \$500.00 by January 15, 2027;
 - k) \$500.00 by February 15, 2027;
 - l) \$500.00 by March 15, 2027;
 - m) \$500.00 by April 15, 2027;
 - n) \$500.00 by May 15, 2027;
 - o) \$500.00 by June 15, 2027;
 - p) \$500.00 by July 15, 2027;
 - q) \$500.00 by August 15, 2027;
 - r) \$500.00 by September 15, 2027;
 - s) \$500.00 by October 15, 2027;
 - t) \$500.00 by November 15, 2027;
 - u) \$500.00 by December 15, 2027;
 - v) \$500.00 by January 15, 2028;

- w) \$500.00 by February 15, 2028;
 - x) \$500.00 by March 15, 2028; and
 - y) \$386.00 by April 15, 2028.
3. The Tenant 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 April 30, 2028, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of 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.

March 26, 2026
Date Issued

Vishal Nanda
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.