



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

File Number: LTB-L-005366-26

In the matter of: Floor 2 - Room 4, 1183A BLOOR ST W
TORONTO ON M6H1M9

Between: Quan Tran Landlord

And

Warren Arnold Singer Tenant

Quan Tran (the 'Landlord') applied for an order to terminate the tenancy and evict Warren Arnold Singer (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 24, 2026.

The Landlord and the Landlord's Agent, Steven Tran 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). 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 \$680.00. It is due on the 1st day of each month.
4. The Tenant has paid \$400.00 to the Landlord since the application was filed.
5. The rent arrears owing to March 31, 2026, are \$1,640.00.
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 \$1,826.00.

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 Landlord did not make any effort to negotiate a payment plan prior to seeking termination of the tenancy from the Board.
10. The Landlord was unaware of any circumstances that may require the Board to consider delaying or denying termination of the tenancy and sought the issuance of a standard order.
11. The Tenant wants to continue the residential tenancy and be given the opportunity to repay the arrears of rent by way of a payment plan. The Tenant proposed a plan in which the Tenant would be required to pay the Landlord the lawful rent plus an additional \$320.00 per month towards the arrears of rent, until paid in full. This would mean that the Tenant proposed payments of \$1,000.00 per month, payable in full, on or before the 1st day of each month starting April 1, 2026.

It is ordered that:

1. The Tenant shall pay to the Landlord \$1,826.00 for arrears of rent up to March 31, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Arrears Payment Due Date	Arrears Payment Amount
Due on, or before April 1, 2026	\$320.00
Due on, or before May 1, 2026	\$320.00
Due on, or before June 1, 2026	\$320.00
Due on, or before July 1, 2026	\$320.00
Due on, or before August 1, 2026	\$320.00
Due on, or before September 1, 2026	\$226.00 final arrears payment

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 September 1, 2026, 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.

April 1, 2026
Date Issued

Ilan Shingait
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.