



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-108031-25

In the matter of: 204A, 721 EARLSCOURT DR
SARNIA ON N7S 1V1

Between: Rentpedia Inc Landlord

and

Fred Warren Tenants
Sonia Dempsey

Rentpedia Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Fred Warren and Sonia Dempsey (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 17, 2026.

The Landlord's agent, Jane Seale, and the Tenants attended the hearing.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants was still in possession of the rental unit.
3. It is undisputed that the lawful rent is \$722.52. It is due on the 1st day of each month. The Tenants has paid \$2,480.64 to the Landlord since the application was filed. The rent arrears owing to March 31, 2026 are \$44.58.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. Accordingly, the total amount the Tenants owe the Landlord is \$230.58.
6. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and considering the small amount of arrears owing I 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.

It is ordered that:

1. The Tenants shall pay to the Landlord \$230.58 for arrears of rent up to March 31, 2026, which includes the \$186.00 filing fee, on April 30, 2026.
2. 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, 2026, or until the arrears are paid in full, whichever date is earliest.
3. 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 Board within 30 days of the Tenants' 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 30, 2026
Date Issued

Adeela Alvez
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.