



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

File Number: LTB-L-002524-26

In the matter of: 705, 350 CHURCH ST
WINDSOR ON N9A7C8

Between: Ka Wah Manor Landlord

And

Megan Crossby Tenant

Ka Wah Manor (the 'Landlord') applied for an order to terminate the tenancy and evict Megan Crossby (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 16, 2026.

The Landlord's Legal Representative, Cameron Parrott, 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 \$762.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$25.05. This amount is calculated as follows: \$762.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to March 31, 2026 are \$4,572.00. the Tenant is not disputing the amount of the arrears.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

Section 83 Considerations:

9. The Tenant testified that she lost her job in October 2025 and when she was receiving Ontario Works (OW) she got behind on paying rent. The Tenant testified she contacted housing stability for assistance with the arrears, however they are behind, so they informed her they would contact the Landlord directly to potentially help with the arrears owing. The Tenant testified she has a new job and her total monthly income is between \$2,000.00 and \$3,000.00 per month, including her child tax benefit.
10. The Tenant proposed a payment plan of \$200.00 to \$250.00 per month for 19 months. The Tenant further testified she has a 2-year old son and if evicted they would be homeless. The Tenant testified she has lived in the building for 4 or 5 years, she does not have anyone that could assist her, and she does not know how long it would take her to find new accommodations.
11. The Landlord is seeking a standard 11-day eviction order. The Landlord's Legal Representative testified that this is non-profit housing and the Landlord would be prejudiced as the tenancy is not viable and they do not think the Tenant will make the payments as she has not made any prior to the hearing.
12. 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. While I accept that the arrears are not insignificant, I also accept the Tenant's evidence regarding her expenses and the expectation of how much she receives from her employment and the child tax benefit, and I am satisfied that the tenancy is viable. As a result, it would not be unfair to deny eviction subject to a payment plan. If the Tenant does not pay the arrears back according to the plan, the Landlord can bring an application to evict him under section 78.

It is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord \$4,758.00 for arrears of rent up to March 31, 2026, inclusive of the filing fee.
3. The Tenant shall pay to the Landlord the amount in paragraph 2 of this order in accordance with the following schedule:
 - a. Starting April 20, 2026 and ending September 20, 2027, the Tenant shall pay to the Landlord \$250.00 per month on or before the 20th day of the month;
 - b. On or before October 20, 2027, the Tenant shall pay to the Landlord the remaining balance of \$258.00.

4. Commencing April 1, 2026 and continuing until October 1, 2027, or until the arrears are paid in full, whichever date is earliest, the Tenant shall pay to the Landlord the lawful monthly rent on or before the first day of the month.
5. If the Tenant fails to comply with any of the conditions set out in paragraphs 3 and 4 of this order, 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 the breach of a condition. This application is made to the LTB without notice to the Tenant.

March 31, 2026
Date Issued

Allana McComb
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.