



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

File Number: LTB-L-087773-25

In the matter of: 732 Athens Dr.
Thunder Bay, ON P7B6N3

Between: Holy Trinity of The Greek Orthodox Non-Profit Housing Corporation Landlord

And

Chasity Barnard Tenant

Holy Trinity of The Greek Orthodox Non-Profit Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Chasity Barnard (the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on April 1, 2026.

The Landlord's Representative, Harshil Khabrani, the Landlord's Agent, Teri MacNeil, the Tenant's Representative, Matthew Jollineau, and the Tenant attended the hearing.

At the hearing the parties consented to the following terms and conditions. I was satisfied that the parties provided informed consent.

Parties agreed that:

1. The Tenant will make best efforts to provide a lump sum payment toward the arrears to reduce the duration of the repayment plan.

It is ordered on consent that:

2. The Tenant shall pay to the Landlord \$12,541.28 for arrears of rent up to April 30, 2026, and costs.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment #	Payment Date (on or before)	Payment Amount	Balance
1	May 1, 2026	\$100.00	\$12,441.28
2	June 1, 2026	\$100.00	\$12,341.28

Payment #	Payment Date (on or before)	Payment Amount	Balance
3	July 1, 2026	\$100.00	\$12,241.28
4	August 1, 2026	\$100.00	\$12,141.28
5	September 1, 2026	\$100.00	\$12,041.28
6	October 1, 2026	\$100.00	\$11,941.28
7	November 1, 2026	\$100.00	\$11,841.28
8	December 1, 2026	\$100.00	\$11,741.28
9	January 1, 2027	\$100.00	\$11,641.28
10	February 1, 2027	\$100.00	\$11,541.28
11	March 1, 2027	\$100.00	\$11,441.28
12	April 1, 2027	\$100.00	\$11,341.28
13	May 1, 2027	\$100.00	\$11,241.28
14	June 1, 2027	\$100.00	\$11,141.28
15	July 1, 2027	\$100.00	\$11,041.28
16	August 1, 2027	\$100.00	\$10,941.28
17	September 1, 2027	\$100.00	\$10,841.28
18	October 1, 2027	\$100.00	\$10,741.28
19	November 1, 2027	\$100.00	\$10,641.28
20	December 1, 2027	\$100.00	\$10,541.28
21	January 1, 2028	\$100.00	\$10,441.28
22	February 1, 2028	\$100.00	\$10,341.28
23	March 1, 2028	\$100.00	\$10,241.28
24	April 1, 2028	\$100.00	\$10,141.28
25	May 1, 2028	\$100.00	\$10,041.28
26	June 1, 2028	\$100.00	\$9,941.28
27	July 1, 2028	\$100.00	\$9,841.28
28	August 1, 2028	\$100.00	\$9,741.28
29	September 1, 2028	\$100.00	\$9,641.28
30	October 1, 2028	\$100.00	\$9,541.28
31	November 1, 2028	\$100.00	\$9,441.28
32	December 1, 2028	\$100.00	\$9,341.28
33	January 1, 2029	\$100.00	\$9,241.28
34	February 1, 2029	\$100.00	\$9,141.28
35	March 1, 2029	\$100.00	\$9,041.28
36	April 1, 2029	\$100.00	\$8,941.28
37	May 1, 2029	\$100.00	\$8,841.28
38	June 1, 2029	\$100.00	\$8,741.28
39	July 1, 2029	\$100.00	\$8,641.28
40	August 1, 2029	\$100.00	\$8,541.28
41	September 1, 2029	\$100.00	\$8,441.28

Payment #	Payment Date (on or before)	Payment Amount	Balance
42	October 1, 2029	\$100.00	\$8,341.28
43	November 1, 2029	\$100.00	\$8,241.28
44	December 1, 2029	\$100.00	\$8,141.28
45	January 1, 2030	\$100.00	\$8,041.28
46	February 1, 2030	\$100.00	\$7,941.28
47	March 1, 2030	\$100.00	\$7,841.28
48	April 1, 2030	\$100.00	\$7,741.28
49	May 1, 2030	\$100.00	\$7,641.28
50	June 1, 2030	\$100.00	\$7,541.28
51	July 1, 2030	\$100.00	\$7,441.28
52	August 1, 2030	\$100.00	\$7,341.28
53	September 1, 2030	\$100.00	\$7,241.28
54	October 1, 2030	\$100.00	\$7,141.28
55	November 1, 2030	\$100.00	\$7,041.28
56	December 1, 2030	\$100.00	\$6,941.28
57	January 1, 2031	\$100.00	\$6,841.28
58	February 1, 2031	\$100.00	\$6,741.28
59	March 1, 2031	\$100.00	\$6,641.28
60	April 1, 2031	\$100.00	\$6,541.28
61	May 1, 2031	\$100.00	\$6,441.28
62	June 1, 2031	\$100.00	\$6,341.28
63	July 1, 2031	\$100.00	\$6,241.28
64	August 1, 2031	\$100.00	\$6,141.28
65	September 1, 2031	\$100.00	\$6,041.28
66	October 1, 2031	\$100.00	\$5,941.28
67	November 1, 2031	\$100.00	\$5,841.28
68	December 1, 2031	\$100.00	\$5,741.28
69	January 1, 2032	\$100.00	\$5,641.28
70	February 1, 2032	\$100.00	\$5,541.28
71	March 1, 2032	\$100.00	\$5,441.28
72	April 1, 2032	\$100.00	\$5,341.28
73	May 1, 2032	\$100.00	\$5,241.28
74	June 1, 2032	\$100.00	\$5,141.28
75	July 1, 2032	\$100.00	\$5,041.28
76	August 1, 2032	\$100.00	\$4,941.28
77	September 1, 2032	\$100.00	\$4,841.28
78	October 1, 2032	\$100.00	\$4,741.28
79	November 1, 2032	\$100.00	\$4,641.28
80	December 1, 2032	\$100.00	\$4,541.28

Payment #	Payment Date (on or before)	Payment Amount	Balance
81	January 1, 2033	\$100.00	\$4,441.28
82	February 1, 2033	\$100.00	\$4,341.28
83	March 1, 2033	\$100.00	\$4,241.28
84	April 1, 2033	\$100.00	\$4,141.28
85	May 1, 2033	\$100.00	\$4,041.28
86	June 1, 2033	\$100.00	\$3,941.28
87	July 1, 2033	\$100.00	\$3,841.28
88	August 1, 2033	\$100.00	\$3,741.28
89	September 1, 2033	\$100.00	\$3,641.28
90	October 1, 2033	\$100.00	\$3,541.28
91	November 1, 2033	\$100.00	\$3,441.28
92	December 1, 2033	\$100.00	\$3,341.28
93	January 1, 2034	\$100.00	\$3,241.28
94	February 1, 2034	\$100.00	\$3,141.28
95	March 1, 2034	\$100.00	\$3,041.28
96	April 1, 2034	\$100.00	\$2,941.28
97	May 1, 2034	\$100.00	\$2,841.28
98	June 1, 2034	\$100.00	\$2,741.28
99	July 1, 2034	\$100.00	\$2,641.28
100	August 1, 2034	\$100.00	\$2,541.28
101	September 1, 2034	\$100.00	\$2,441.28
102	October 1, 2034	\$100.00	\$2,341.28
103	November 1, 2034	\$100.00	\$2,241.28
104	December 1, 2034	\$100.00	\$2,141.28
105	January 1, 2035	\$100.00	\$2,041.28
106	February 1, 2035	\$100.00	\$1,941.28
107	March 1, 2035	\$100.00	\$1,841.28
108	April 1, 2035	\$100.00	\$1,741.28
109	May 1, 2035	\$100.00	\$1,641.28
110	June 1, 2035	\$100.00	\$1,541.28
111	July 1, 2035	\$100.00	\$1,441.28
112	August 1, 2035	\$100.00	\$1,341.28
113	September 1, 2035	\$100.00	\$1,241.28
114	October 1, 2035	\$100.00	\$1,141.28
115	November 1, 2035	\$100.00	\$1,041.28
116	December 1, 2035	\$100.00	\$941.28
117	January 1, 2036	\$100.00	\$841.28
118	February 1, 2036	\$100.00	\$741.28
119	March 1, 2036	\$100.00	\$641.28

Payment #	Payment Date (on or before)	Payment Amount	Balance
120	April 1, 2036	\$100.00	\$541.28
121	May 1, 2036	\$100.00	\$441.28
122	June 1, 2036	\$100.00	\$341.28
123	July 1, 2036	\$100.00	\$241.28
124	August 1, 2036	\$100.00	\$141.28
125	September 1, 2036	\$100.00	\$41.28
126	October 1, 2036	\$41.28	\$0.00

4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period from May 1, 2026, to October 1, 2026, or until the arrears are paid in full, whichever date is earliest.
5. 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 April 30, 2026.

April 2, 2026
Date Issued

Ken Audziss

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.