



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

File Number: LTB-L-106799-25

In the matter of: 409, 31 HIGH ST E
MISSISSAUGA ON L5G1J9

Between: ALTA PLACE PROPERTY INC. Landlord

And

ANDRE XAVIER AULD Tenant
CHEKISHA ALLEYNE

ALTA PLACE PROPERTY INC. (the 'Landlord') applied for an order to terminate the tenancy and evict ANDRE XAVIER AULD and CHEKISHA ALLEYNE (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's agent Ana Avramovic 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 \$2,270.00. It is due on the 1st day of each month.
4. The Tenant has paid \$2,800.00 to the Landlord since the application was filed.
5. The rent arrears owing to March 31, 2026, are \$5,450.00. The Tenant confirmed the arrears claimed by the Landlord to be correct and did not dispute the amount of arrears claimed.
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 \$5,636.00.

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. Given that the Tenant does not dispute the amount of rent arrears and the Landlord is not seeking termination of the tenancy, I find it appropriate to grant relief in the form of a repayment plan. The evidence establishes that the arrears arose due to a temporary loss of household income following the Tenant's spouse's job loss in December, and that the financial circumstances have recently improved with new employment secured.
10. I also considered the Tenant's household circumstances, including that the Tenant's partner is currently in school and pregnant. The parties have reached a joint proposal for repayment over 12 months, which I find to be reasonable and sustainable in the circumstances. Accordingly, I am satisfied that requiring the Tenant to pay the arrears in monthly instalments of \$470.00 on the 15th of each month, in addition to ongoing rent as it becomes due on the 1st of each month, appropriately balances the interests of both parties and is consistent with maintaining the tenancy.

It is ordered that:

1. The Tenant shall pay to the Landlord \$5,636.00 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:

Date Payment Due	Amount of Payment
May 15, 2026	\$469.67
June 15, 2026	\$469.67
July 15, 2026	\$469.67
August 15, 2026	\$469.67
September 15, 2026	\$469.67
October 15, 2026	\$469.67
November 15, 2026	\$469.67
December 15, 2026	\$469.67
January 15, 2027	\$469.67
February 15, 2027	\$469.67
March 15, 2027	\$469.67
April 15, 2027	\$469.63

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 May 1, 2026 to April 30, 2027, 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 10, 2026
Date Issued

Nathan Korenberg
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.