



Order under Section 69 Residential Tenancies Act, 2006

Citation: Leamington Nonprofit Housing v Hatt, 2026 ONLTB 29551

Date: 2026-04-09

File Number: LTB-L-008076-26

In the matter of: 10 EMERSON AVE
LEAMINGTON ON N8H5B7

Between: Leamington Nonprofit Housing Landlord

And

Denys Hatt Tenant

Leamington Nonprofit Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Denys Hatt (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 7, 2026.

The Tenant attended the hearing. The Landlord was represented at the hearing by Cameron Parrott.

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 \$566.00 It is due on the first day of each month.
4. The rent arrears owing to April 30, 2026, are \$1,342.00.
5. The Landlord paid \$186.00 to file the application and is entitled to be reimbursed that cost.
6. Accordingly, the total amount the Tenant owes the Landlord is \$1,528.00.

Relief from Eviction

7. Section 83 of the *Residential Tenancies Act, 2006* (the 'Act') requires the Board to consider all the circumstances, when determining whether to grant relief from eviction.

8. The Tenant testified that she is employed and earns approximately \$2,200.00 per month, with a new position commencing shortly that may improve her financial situation.
9. While I have concerns regarding the Tenant's financial circumstances, I accept that the Tenant has made efforts to address the arrears, including making a recent payment and expressing a clear intention to continue paying rent and reducing the arrears.
10. In my view, a payment plan of \$100.00 per month toward the arrears, in addition to ongoing rent, is reasonable in the circumstances.
11. I have considered all of the disclosed circumstances 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.

It is ordered that:

1. The Tenant shall pay to the Landlord \$1,528.00 for arrears of rent up to April 30, 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	Payment Amount
The first day of each month beginning May 1, 2026, and ending July 1, 2027	\$100.00
August 1, 2027	\$28.00

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 August 31, 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 April 30, 2026.

April 9, 2026
Date Issued

 Bryan Delorenzi
 Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.