



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

File Number: LTB-L-009768-26

In the matter of: 1605, 55 WYNFORD HEIGHTS CRES
NORTH YORK ON M3C1L4

Between: H&R Property Management Ltd. Landlord

And

Mirrunalini Balachandra Tenant
Uajjaijini Balachandra

H&R Property Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Mirrunalini Balachandra and Uajjaijini Balachandra (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 9, 2026.

The Landlord's legal representative Emily Barbati and the Tenant Uajjaijini Balachandra 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 \$1,616.81. It is due on the 1st day of each month.
4. The Tenant has paid \$3,355.00 to the Landlord since the application was filed.
5. The rent arrears owing to April 30, 2026 are \$4,474.70. This amount was not in dispute.

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 \$4,660.70.

Relief from eviction

8. The Landlord seeks a standard order for eviction. The Tenant requests relief in the form of a 12-month repayment plan.
9. The Tenant testified that she is not currently employed, as she is a full-time caregiver for her elderly mother. The only household income is the Tenant's mother's pension, in the amount of \$2,000.00 per month. The Tenant stated that she believes she can afford a 12-month repayment plan and testified that she has begun actively seeking a roommate to supplement her income.
10. I have considered all of the circumstances disclosed in evidence, as required by subsection 83(2) of the *Residential Tenancies Act, 2006* (the "Act"). I find that it would not be unfair to grant relief from eviction, subject to the conditions set out in this order, pursuant to subsections 83(1)(a) and 204(1) of the Act. In light of the Tenant's circumstances, and recognizing that eviction is a remedy of last resort, I find that granting such relief is the most appropriate outcome.

It is ordered that:

1. The Tenant shall pay to the Landlord \$4,660.00 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: the amount of \$388.33 on the 15th of every month, beginning May 15, 2026 up to (and including) April 15, 2027.
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 2026 to April 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 April 30, 2026.

April 16, 2026
Date Issued

Brett Lockwood
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.