



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

File Number: LTB-L-009894-26

In the matter of: 2109, 1765 WESTON RD
YORK ON M9N3P7

Between: Weston Property Management Landlord

And

Katelyn Wilson Tenant

Weston Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Katelyn Wilson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 8, 2026.

The Landlord's representative, Allistair Trent, the Landlord's agent, Maria Doria, 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 \$2,870.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$94.36. This amount is calculated as follows: \$2,870.00 x 12, divided by 365 days.
5. The Tenant has paid \$3,302.14 to the Landlord since the application was filed.
6. The parties agreed the rent arrears owing to April 30, 2026 are \$7,133.08.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$2,800.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$139.59 is owing to the Tenant for the period from February 1, 2024 to April 8, 2026.

Relief from eviction

10. The Tenant requested the Board grant her relief from eviction and proposed a payment plan, in which all rent arrears would be paid off within 3 months and her lawful rent would be paid on time and in full during this period. The Landlord opposed the Tenant's payment plan proposal. 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. The Tenant is currenting on Ontario Works and receives housing support. The Tenant testified that recently she was cut off of Ontario Works, which is what has caused her to go into rent arrears. The Landlord submitted that the only reason the Tenant stopped receiving social assistance through Ontario Works was because she stopped paying her portion of rent, which amounts to \$400.00 a month. Should the Tenant comply with the conditional order, there would be little to no prejudice on the Landlord.

It is ordered that:

1. The Tenant shall pay the Landlord \$7,319.08 for the rent arrears owing up to April 30, 2026, inclusive of the filing fee.
2. The Tenant shall pay the amount in paragraph 1 as follows:
 - a) \$2440.00 by April 30, 2026;
 - b) \$2,440.00 by May 31, 2026; and
 - c) \$2,439.08 by June 30, 2026.
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 June 30, 2026, or until rent arrears are paid in full, whichever comes first.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2 or 3 of 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 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 April 30, 2026. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the Board without notice to the Tenant.

April 14, 2026
Date Issued

Vishal Nanda
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.