



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

File Number: LTB-L-006050-26

In the matter of: UPPER UNIT, 47 PETTITT DRIVE
GUELPH ON N1E0A7

Between: 2244919 Ontario Limited Landlord

And

Lilian Pajotal Tenant

2244919 Ontario Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Lilian Pajotal (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

This application was heard by videoconference on March 18, 2026.

Only the Landlord's Legal Representative, Janet van Oordt attended the hearing.

As of 9:59 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

L1 Application – Non-Payment of Rent

1. The Landlord advised the LTB that prior to the hearing the Tenant paid all the rent that was in arrears and all additional rent that would have been due under the tenancy agreement for the period ending March 31, 2026, and the filing fee.
2. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.

L2 Application – Persistent Late Payment of Rent

3. The Tenant has persistently failed to pay the rent on the date it was due. The rent is due on the 1st day of each month. The rent has been paid late 6 out of 12 months between January 1, 2025 and December 31, 2025.

Relief from Eviction

4. The Tenant has paid all the rent due to March 31, 2026 and the filing fee. The Landlord sought an order granting relief from eviction subject to the conditions set out below and I consented to the request.
5. 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.

It is ordered that:

L2 Application – Persistent Late Payment of Rent

1. If the Tenant voids the L1 portion of the order in accordance with paragraph two above, the tenancy shall continue on the following terms.
2. The Tenant shall pay the Landlord the monthly rent due on or before the first day of the month for the period May 1, 2026 to April 30, 2027.
3. If the Tenant fails to make any of the payments in paragraph 2 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

April 17, 2026
Date Issued

Christopher Lin
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.