



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

File Number: LTB-L-004627-26

In the matter of: 605, 490 EGLINTON AVE E
TORONTO ON M4P1M4

Between: 490 EGLINTON VENTURES INC. Landlord

And

MARINA RODRIGUES Tenant
MARIA RODRIGUES
JEREMY RODRIGUES

490 EGLINTON VENTURES INC. (the 'Landlord') applied for an order to terminate the tenancy and evict MARINA RODRIGUES, MARIA RODRIGUES and JEREMY RODRIGUES (the 'Tenants') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 7, 2026 at 1:00 pm.

The Landlord Representative Sabrina Marchionne and the Tenants 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 Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,367.32. It is due on the 1st day of each month.
4. The Tenant has paid \$8,054.18 to the Landlord since the application was filed.
5. The rent arrears owing to April 30, 2026 are \$2,207.35.
6. The Tenant Jeremy Rodrigues did not contest the arrears, testifying they wished to maintain the tenancy, proposing a payment plan that would pay down the

arrears within 12 months. In the alternative they requested a delay of 45 to 60 days owing to their mobility issues.

7. In response the Landlord Representative opposed the request, submitting lack of evidence to support the Tenant's claim of disability and the length of the plan.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. Accordingly, the total amount the Tenant owes the Landlord is \$2,393.35.
10. 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.
11. Specifically, given the efforts made to pay down the arrears, the fact that the payment plan would pay down the remaining balance within 12 months and the personal circumstances of the Tenant, I am satisfied as to the merits of a conditional order.

It is ordered that:

1. The Tenant shall pay to the Landlord \$2,393.35 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:
 - a. Commencing May 1, 2026 and on or before the 1st day of each month until March 1, 2027 - \$200.00; and
 - b. On or before April 1, 2027 - \$193.35.
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 15, 2026
Date Issued

Kelly Delaney
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.