



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

File Number: LTB-L-016951-26

In the matter of: C12, 19 BENJAMIN ST
BELLEVILLE ON K8P1P6

Between: 2296332 ONTARIO INC. Landlord

And

MELANIE TYLER Tenant

2296332 ONTARIO INC. (the 'Landlord') applied for an order to terminate the tenancy and evict MELANIE TYLER (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).

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on April 13, 2026.

Only the Landlord's representative Ian Macinnis attended the hearing.

As of 9:59a.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. I accept the Landlord's evidence that the Tenant paid all the outstanding arrears. The only thing outstanding is the Landlord's filing fee. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs. The Landlord does not seek termination of the tenancy on the basis of just the unpaid filing fee.

L2 Application – Persistent Late Payment of Rent

2. 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 Landlord's rent ledger shows that rent has been paid late 7 times in the past 8 months (DOC-7688306).
3. 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 Landlord was agreeable to a conditional pay on time order.

It is ordered that:

1. Pursuant to the L1 Application, the Tenant shall pay to the Landlord \$186.00.
2. If the Tenant does not pay the Landlord the full amount owing on or before May 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 2, 2026, at 4.00% annually on the balance outstanding.
3. Pursuant to the L2 Application, the tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
4. The Tenant shall pay to the Landlord monthly rent in full and on or before the first day of every month for the period from May 1, 2026 to April 30, 2027.
5. If the Tenant fails to comply with the condition set out in paragraph 4 of this order, 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. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

April 20, 2026
Date Issued

Amanda Kovats
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.