



Order under Section 69 Residential Tenancies Act, 2006

Citation: Morguard NAR Canada Limited Partnership v Ward, 2026 ONLTB 31462

Date: 2026-04-16

File Number: LTB-L-004878-26

In the matter of: 4-232, 47 GENERATION BLVD
SCARBOROUGH ON M1B2K6

Between: Morguard NAR Canada Limited
Partnership

Landlord

And

Daron Ward
Dania Ward

Tenants

Morguard NAR Canada Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Daron Ward and Dania Ward (the 'Tenant') because the Tenant did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 7, 2026.

The Tenants attended the hearing. The Landlord was represented at the hearing by Natalia Abiniakine.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenants 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 still in possession of the rental unit.
3. The lawful rent is \$2,735.00. It is due on the first day of each month.
4. The rent arrears owing to April 30, 2026 are \$13,646.23
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. Accordingly, the total amount the Tenants owe the Landlord is \$13,832.33

Relief from Eviction

7. The Tenants seek relief from eviction pursuant to section 83 of the *Residential Tenancies Act, 2006* (the "Act").
8. The Tenants do not dispute that rent has not been paid in full and on time. The only issue before me is whether it would be unfair, having regard to all the circumstances, to grant relief from eviction.
9. The course has since been completed, and the Tenant has returned to full-time employment. The Tenants submit that their financial circumstances have now improved. The Tenants testified that they made payments totaling \$4,000.00 shortly before the hearing but the payment has not cleared.
10. The Landlord submits that any repayment plan exceeding 12 months would be prejudicial, particularly given the short duration of the tenancy and the Tenants' poor payment history.
11. I accept that repayment plans extending beyond 12 months may be prejudicial in the circumstances of this case.
12. In order to bring the payment to 12 months the Tenants would rely on help with their parents to make lump sum payments on April 20, 2026 and May 2026 and the payment of \$4,000 will not be returned due to insufficient funds.
13. Based on the Tenants' financial circumstances, I find that a monthly payment of \$600.00 toward arrears is reasonable and within their means.
14. I have considered all of the disclosed circumstances 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:

1. The Tenants shall pay to the Landlord \$13,832.33 for arrears of rent up to and costs.
2. The Landlord's application for eviction is denied on the condition Tenants shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Date Payment Due	Payment Amount
The first day of each month beginning May 1, 2026, and ending April 1, 2027	\$600.00

Date Payment Due	Payment Amount
April 20, 2026	\$5,000.00
May 20, 2026	\$1,000.00

3. The Tenants 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 April 30, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 16, 2026
Date Issued

Bryan Delorenzi
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.

