



Order under Section 69 Residential Tenancies Act, 2006

Citation: Kendrick v Beahan, 2026 ONLTB 31533

Date: 2026-04-22

File Number: LTB-L-063025-25

In the matter of: UNIT 1, 41 ALBERT ST
CAMBRIDGE ON N1R3M9

Between: Alicia Kendrick Landlord
Devin Kendrick

And

Craig Beahan Tenant

Alicia Kendrick and Devin Kendrick (the 'Landlord') applied for an order to terminate the tenancy and evict Craig Beahan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 15, 2026.

The Landlord Alicia Kendrick, the Landlord's Legal Representative Liam Walker and the Tenant attended the hearing.

On consent, the application is amended to remove Cameron Brown as a party.

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 Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,602.21. It is due on the 1st day of each month.
4. The Tenant has paid \$14,416.89 to the Landlord since the application was filed.
5. The rent arrears owing to April 30, 2026 are \$1,602.21.

6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. Accordingly, the total amount the Tenant owes the Landlord is \$1,788.21.
8. 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.
9. The amount of arrears is not substantial. From the Landlord's L1/L9 Update sheet which attached an informal accounting of the rent charged and paid, it is evident that the Tenant has paid the rent in full and on time from August 2025 to date.
10. The arrears relate to non-payment of rent in March 2025.

Section 82 issues

11. The Tenant sought to raise tenant's issues under section 82 of the Act. He was required by LTB interim order issued on October 22, 2025 to file a section 82 Issues form or similar pleadings by November 14, 2025, clearly identifying his claims and requested remedies.
12. The Tenant filed a generalized list of complaints with the LTB on November 14, 2025. The disclosure did not address any of the requirements necessary to give the Landlord proper notice of the case to meet.
13. On April 5, 2026, the Tenant filed a section 82 form, but this was 6 months after he was informed about the section 82 issues process and requirements by the previous hearing Member. The Tenant was not able to satisfactorily explain why he failed to comply with the LTB order issued on October 22, 2025.
14. Consequently, I did not permit the Tenant to raise tenant issues at this hearing. The Tenant is entitled to file his own application(s) should he so choose.

It is ordered that:

1. The Tenant shall pay to the Landlord \$1,788.21 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 and for a period of 12 months:
 - (a) \$149.02 per month on the 1st day of each and every month starting May 1, 2026 and continuing until April 1, 2027.

3. The Tenant shall also pay to the Landlord the lawful 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 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 22, 2026
Date Issued

Elle Venhola
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.