



**Order under Section 69 / 88.1
Residential Tenancies Act, 2006**

File Number: LTB-L-002841-26

In the matter of: 1398 RUSHWOOD CRES
LASALLE ON N9H0B7

Between: Riverpark Nonprofit Housing Landlord

And

Rebecca Jupp Tenant

Riverpark Nonprofit Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Rebecca Jupp (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was heard by videoconference on April 21, 2026.

The Landlord's representative Cameron Parrott and the Tenant attended the hearing.

Determinations:

Agreed Facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlord served the Tenant with an N5 notice of termination alleging the Tenant improperly disposed of bulk items resulting in the Landlord being charged \$167.50 for removal of the items. The Tenant does not dispute leaving the items at the curb and does not dispute the amount that was charged to and paid by the Landlord.
3. The Tenant did not void the notice by paying the Landlord \$167.50. As of the date of the hearing, the Tenant had paid \$40.00 toward the amount owing. Therefore, the Tenant did not void the N5 notice of termination in accordance with s.64(3) of the *Residential Tenancies Act, 2006* (Act).

4. The Tenant opposed to paying the filing fee associated with this application. Given the parties agreed on the above noted facts, I am satisfied the Landlord was permitted to bring this application pursuant to section 69 of the Act. As such, the Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

Relief from eviction

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.
6. The Tenant testified she cannot afford more than \$20.00 per month to pay back the amount owing plus the filing fee. The Tenant is on a fixed, government assistance income. The Tenant testified she is responsible for her young grandchild and her adult children are unable to help her financially to pay the outstanding debt.
7. The Landlord opposed a payment plan of \$20.00 per month as this would take over 15 months for the Tenant to pay back the amount owing.
8. I find the prejudice to the Tenant outweighs that of the Landlord and that any prejudice the Landlord is facing will be remedied by an order that requires the Tenant to pay back the amount in installments and if any payment is missed, the Landlord may apply to the Board to terminate the tenancy.

It is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay \$313.50 to the Landlord. This amount represents the filing fee of \$186.00 and the disposal fee remaining of \$127.50.
3. The Tenant shall pay to the Landlord the amount outlined in paragraph 2 of this order by paying \$20.00 on or before the 1st of each month beginning May 1, 2026 through to and including August 1, 2027. On or before September 1, 2027 the Tenant shall make a final payment of \$13.50 to the Landlord.
4. If the Tenant fails to comply with the conditions set out in paragraph 3 of this order, the Landlord may apply under section 78 of 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 27, 2026
Date Issued

Elena Jacob
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.