



Order under Section 69 Residential Tenancies Act, 2006

Citation: Virk v Ferreira, 2026 ONLTB 34855

Date: 2026-04-30

File Number: LTB-L-003087-26

In the matter of: 54 LARK ST
TILLSONBURG ON N4G0K8

Between: Jaspal Virk Landlords
Manpreet Virk

And

Paulo Gomes Ferreira Tenants
Ashley Crystal Ferreira

Jaspal Virk and Manpreet Virk (the 'Landlords') applied for an order to terminate the tenancy and evict Paulo Gomes Ferreira and Ashley Crystal Ferreira (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 18, 2026.

The Landlords, the Landlords' legal representative Ajmer Singh Mandur, and the Tenant Ashley Crystal Ferreira attended the hearing. Ms. Ferreira was not authorized by the other Tenant – Paulo Gomes Ferreira – to represent him at the hearing.

Determinations:

1. The Landlords 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 were still in possession of the rental unit.
3. The lawful rent is \$2,500.00. It is due on the day of each month.
4. The rent arrears owing to March 31, 2026 are \$12,500.00.
5. The Landlords 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 Landlords is \$12,686.00.
7. 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.
8. The Landlords' legal representative indicated that the Landlords would be open to resolving the arrears through a payment plan.
9. The Tenant Ashley Ferreira testified to her financial circumstances at the hearing, and I am satisfied that the Tenants have adequate financial resources to maintain their monthly rent payments and make payments toward the rent
10. As such, a payment plan is ordered as set out below, based on the circumstances and submissions made by the parties present at the hearing.

It is ordered that:

1. The Tenants shall pay to the Landlords \$12,686.00 for arrears of rent up to March 31, 2026, and costs.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

<u>Arrears Payment Due Date</u>	<u>Arrears Payment Amount</u>
May 20, 2026	\$800.00
June 20, 2026	\$800.00
July 20, 2026	\$800.00
August 20, 2026	\$800.00
September 20, 2026	\$800.00
October 20, 2026	\$800.00
November 20, 2026	\$800.00
December 20, 2026	\$800.00
January 20, 2027	\$800.00
February 20, 2027	\$800.00
March 20, 2027	\$800.00
April 20, 2027	\$800.00

May 20, 2027	\$800.00
June 20, 2027	\$800.00
July 20, 2027	\$800.00
August 20, 2027	\$686.00

3. On or before May 15, 2026, the Tenants shall also pay to the Landlords the new rent that came for the period April 1, 2026, to April 30, 2026. Any rent paid for use of the rental unit during this period shall be deducted from the amount owing under this paragraph.
4. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period May 1, 2026, to August 31, 2027, or until the arrears are paid in full, whichever date is earliest.
5. 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 March 31, 2026.

April 30, 2026
Date Issued

 Jeremy Henderson
 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.