



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-014299-26

In the matter of: 1 BOAG CRT
BARRIE ON L4N7L6

Between: Michael Duong Landlord

And

Shandra Brydon Tenant

Michael Duong (the 'Landlord') applied for an order to terminate the tenancy and evict Shandra Brydon (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 23, 2026.

Only the Landlord attended the hearing.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date 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 \$2,369.16. It is due on the 26th day of each month.
4. The Tenant has paid \$2,178.00 to the Landlord since the application was filed.
5. The rent arrears owing to April 25, 2026, are \$6,798.64.
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 is \$6,984.64.
8. The Landlord stated that he and the Tenant had agreed on a payment arrangement prior to the hearing and filed the payment terms with the Board (DOC-7824866) on April 23, 2026.
9. The Tenant did to attend the hearing to consent to the payment arrangement, however, the Landlord requested to honour the arrangement in lieu of a standard order.

10. The Tenant did not attend to provide any submissions on whether to deny the payment plan or make submissions under section 82 of the *Residential Tenancies Act*, 2006 (the "Act").
11. The termination of a tenancy is a remedy of last resort and relief should be granted where the tenancy can be saved without overly prejudicing a landlord's interests. In this case, based on the evidence and submissions before me I find it reasonable to accept the Landlord's payment arrangement submission in lieu of a standard order, to allow the Tenant to preserve the tenancy and repay the Landlord in a reasonable time.
12. I find it reasonable to grant the Landlord the request for the payment arrangement submitted to the Board.
13. 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.

It is ordered that:

1. The Tenants shall pay to the Landlord \$6,984.64 for arrears of rent up to April 25, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
May 8, 2026	\$1,065.77
May 22, 2026	\$1,065.77
June 5, 2026	\$1,065.77
June 19, 2026	\$1,065.77
July 3, 2026	\$1,065.77
July 19, 2026	\$1,065.77
August 8, 2026	\$590.02

The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period starting May 26, 2026, to August 26, 2026, or until the arrears are paid in full, whichever date is earliest.

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 1 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 25, 2026.

May 1, 2026
Date Issued

Greg Brocanier
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.