



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

File Number: LTB-L-016666-26

In the matter of: 1212, 2350 DUNDAS ST W
TORONTO ON M6P4B1

Between: 690981 Ontario Limited Landlord

And

Michelle Tracy Heppel Tenant

690981 Ontario Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Michelle Tracy Heppel (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 4, 2026.

The Landlord and the Tenant and the Tenant's Support Person, Alan Martucci attended the hearing.

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 \$1,899.00. It is due on the 1st day of each month.
4. The Tenant has paid \$1,899.00 to the Landlord since the application was filed.
5. The rent arrears owing to May 31, 2026, are \$5,096.00.
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 \$5,282.00.

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 Landlord attempted to negotiate a payment plan.
10. The Landlord was unaware of any circumstances that may require the Board to consider delaying or denying termination of the tenancy and sought the issuance of a standard order. The Landlord also submitted that the Tenant is persistently late in paying the rent as it falls due. This was not an issue before the Board.
11. The Tenant did not dispute the arrears being claimed by the Landlord and attributed falling into arrears because of unforeseen legal fees associated with the estate for the Tenant's late Mother.
12. The Tenant would like to maintain her tenancy and proposed a payment plan by which the Tenants would be required to pay the lawful rent, in full, plus an additional payment each month until such time the arrears are paid in full. Based on the amounts provided and arrears owing, the Tenant would take twelve months to complete the payment plan.
13. Based on the evidence, I am satisfied that the Tenant has the financial means to comply with the terms of the proposed payment plan. I also feel that the Tenant should be afforded an opportunity. I am also mindful of the Landlord's position and have included a term that requires the Tenant to pay the lawful rent, in full, and on time, for the duration of the order repayment plan.

It is ordered that:

1. The Tenant shall pay to the Landlord \$5,282.00 for arrears of rent up to May 31, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Arrears Payment Due Date	Arrears Payment Amount
Monthly payments due on, or before the 15 th day of each month, May 15, 2026 – March 15, 2027	\$440.16 per month
Due on, or before April 15, 2027	\$440.24 final payment

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 1, 2026, to April 1, 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 May 31, 2026.

May 6, 2026
Date Issued

Ilan Shingait
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.