



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

File Number: LTB-L-003673-26

In the matter of: Unit 111, 33 MAIN ST
DUNDAS ON L9H2P7

Between: LP Hamilton Hooldings Landlord

And

Nicole Fortier Tenant

LP Hamilton Hooldings (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Fortier (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's Agent Laura Philp, Tenant's Agent Chloe Dibenedetto, and the Tenant Nicole Fortier 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 \$2,011.77. It is due on the 1st day of each month.
4. The Tenant has paid \$2,011.77 to the Landlord since the application was filed.
5. The rent arrears owing to March 31, 2026, are \$3,961.77.
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 \$4,147.77.

8. At the hearing, the Tenant requested conditional relief from eviction pursuant to their proposed payment plan of \$50.00 monthly towards the rent arrears, in addition to paying all new rent in full and on time. The Landlord submitted that they do not oppose the Tenant's request.
9. 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 Tenant shall pay to the Landlord \$4,147.77. for arrears of rent up to March 31, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 by paying \$50.00 monthly on the first of each month, beginning June 1, 2026, until the arrears are paid in full.
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, until the arrears are paid in full.
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 March 31, 2026.

May 12, 2026
Date Issued

Kyle Anderson
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.