



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

File Number: LTB-L-014100-26

In the matter of: 708, 1577 Lawrence Avenue West
North York ON M6L1C4

Between: Fairway Residential (1577 Lawrence Avenue West) LP Landlord

And

Ryan Muyco Tenants
Daria Muyco

Fairway Residential (1577 Lawrence Avenue West) LP (the 'Landlord') applied for an order to terminate the tenancy and evict Ryan Muyco and Daria Muyco (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 30, 2026.

The Landlord's legal representative Sean D. Beard and the Tenant Daria Muyco signed into the hearing block. However, Ms. Muyco was unresponsive when called forward for her hearing. attended the hearing.

As of 11:50 a.m., Ms. Muyco was not responsive and the Tenants were not otherwise represented, although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing during the hearing block. As a result, the hearing proceeded with only the Landlord's evidence.

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 Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,646.80. It is due on the 1st day of each month.
4. The Tenant has paid \$4,000.00 to the Landlord since the application was filed.

5. The rent arrears owing to April 30, 2026 are \$2,881.09.
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 \$3,087.09, as of April 30, 2026.
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's legal representative submitted that the parties intended to submit a payment plan to the Board as a proposed order on consent before Ms. Muyco became unresponsive. He provided submissions regarding the terms of the proposed order and submitted that the Landlord was still amenable to an order being issued with those terms. I considered these submissions in drafting the payment plan below.

It is ordered that:

1. The Tenant shall pay to the Landlord \$3,067.09 for arrears of rent up to April 30, 2026 and costs.
2. The Tenant shall pay to the Landlord 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 15, 2026	\$1,600.00
June 15, 2026	\$1467.09

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 May 1, 2026, to June 30, 2026, 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 April 30, 2026.

May 8, 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.