



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

File Number: LTB-L-009440-26

In the matter of: 11 WALTER AVE N
HAMILTON ON L8H5P6

Between: DDCO Rei Inc. Landlord

And

Catherine Blom Tenant
Gordon Dunlop

DDCO Rei Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Catherine Blom and Gordon Dunlop (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 8, 2026.

The Landlord's Representative, Charlene Lewin, and the Tenant, Gordon Dunlop, 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 \$1,905.00. It is due on the 1st day of each month.
4. The Tenant has paid \$3,252.00 to the Landlord since the application was filed.
5. The rent arrears owing to April 30, 2026, are \$6,574.00.
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 \$6,760.00.

8. The Landlord referred to a rental ledger (exhibit 1) that outlines the payments received and amounts owed by the Tenant. The information contained in the ledger was undisputed.
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.
10. The Tenant testified that they fell into arrears, but he has spoken with the Landlord in February and attempted to work out a payment plan to pay off the arrears in the amount of \$500.00 a month. During the hearing, the Tenant proposed making a payment of \$300.00 a month and that he would be able to make this payment in addition to his monthly rent. The Tenant testified that his monthly income is \$3000.00 and that his only expenses are rent, hydro, and food for himself. The Tenants testimony was undisputed, and I am satisfied that they are capable of meeting the conditions of this order. However, I believe that the amount of \$300.0 a month would be unreasonable and exacerbate the prejudice faced by the Landlord. Therefore, I will issue the amount originally requested by the Tenant, of \$500 a month.
11. The Tenant resides in the unit with his two adult children, one of whom is disabled with mobility issues, and cannot use stairs. The Tenant testified that this has limited his options for finding alternative housing. The Tenant testified that both of his children collect their own income, contribute to the bills, and cover all their own expenses.

It is ordered that:

1. The Tenant shall pay to the Landlord \$6760.00 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:

DATE	AMOUNT
June 1, 2026	\$500.00
July 1, 2026	\$500.00
August 1, 2026	\$500.00
September 1, 2026	\$500.00
October 1, 2026	\$500.00
November 1, 2026	\$500.00

December 1, 2026	\$500.00
January 1, 2027	\$500.00
February 1, 2027	\$500.00
March 1, 2027	\$500.00
April 1, 2027	\$500.00
May 1, 2027	\$500.00
June 1, 2027	\$500.00
July 1, 2027	\$260.00

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 July 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 April 30, 2026.

May 15, 2026
Date Issued

 Chris Hall
 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.

