



Amended Order under Section 78(6) Residential Tenancies Act, 2006

File Number: LTB-L-021425-26-AM

In the matter of: 1, 825 MACODRUM DR
BROCKVILLE ON K6V6P6

Between: Grace Sztuke Landlord

And

Taylor MetCalfe Tenant

This order amends clerical errors as highlighted below.

Grace Sztuke (the 'Landlord') applied for an order to terminate the tenancy and evict Taylor MetCalfe (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant failed to meet a condition specified in the order issued by the LTB on with respect to application LTB-L-050030-25.

A hearing was held by videoconference on April 28, 2026 to consider this application.

The Landlord and the Tenant, assisted by Duty Counsel, attended the hearing.

Determinations:

1. The order provides that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenant to terminate the tenancy and evict the Tenant if the Tenant does not meet certain conditions in the order.
2. The Tenants owed the Landlord \$1,610.00 in arrears and costs to the end of April 2026. The lawful monthly rent is \$1,630.00.
3. The Tenant had owed the Landlord \$600.00 to the end of August 2025 and agreed to pay \$100.00 monthly toward arrears as well as rent on time. The Tenant had been late with payments but until February was keeping pace with clearing the entire amount.
4. The Tenant is going through a separation and has two children. The Tenant is working now and her child tax credit has been reinstated.
5. Considering the amount the Tenant owes, the fact the Tenant has demonstrated an effort to pay the Landlord, and the fact the Tenant is responsible for two children, I find the proposal the Tenant presented to repay the Landlord is reasonable to provide the Tenant

with one last opportunity to preserve this tenancy. This order reflects the Tenant's proposal.

It is ordered that:

1. Order LTB-L-050030-25 is cancelled and replaced with the following:
2. The Tenant shall pay to the Landlord \$1,610.00 as follows:
 - The Tenant shall pay to the Landlord \$200.00 on or before **June 7, 2026.**
 - The Tenant shall pay to the Landlord \$350.00 on or before **June 22, 2026.**
 - The Tenant shall pay to the Landlord \$350.00 on or before July 22, 2026.
 - The Tenant shall pay to the Landlord \$350.00 on or before August 22, 2026.
 - The Tenant shall pay to the Landlord \$360.00 on or before September 22, 2026.
3. The Tenant shall also pay to the Landlord the lawful rent in full and on time for each consecutive month commencing May 2026 and continuing through September s2026, or until the arrears and costs are paid in full.
4. In the event the Tenant fails to make the above said payments in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. The Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenant, for an Order terminating the tenancy and evicting the Tenant and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

Amended: May 13, 2026

May 6, 2026

Date Issued

Greg Joy

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.