



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

File Number: LTB-L-018809-26

In the matter of: 1, 506 2nd Ave E
Owen Sound ON N4K2G6

Between: Michael Cochrane Landlord

And

Matt Rawlings Tenant

Michael Cochrane (the 'Landlord') applied for an order to terminate the tenancy and evict Matt Rawlings (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 11, 2026.

Only the Landlord attended the hearing.

As of 9:50 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. 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 Tenant was still in possession of the rental unit.
3. The lawful rent is \$615.00. It is due on the 1st day of each month.
4. The rent arrears owing to May 31, 2026 are \$2,460.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. Accordingly, the total amount the Tenant owes the Landlord is \$2,646.00.
7. 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.
8. At the hearing, the Landlord requested an order requiring the Tenant to make \$200.00 in payments toward the arrears, in recognition of the Tenant's mental health conditions. Given this request and the modest amount of the arrears, I find that the institution of such a payment plan would not be unfair in the circumstances.

It is ordered that:

1. The Tenant shall pay to the Landlord \$2,646.00 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:

<u>Arrears Payment Due Date</u>	<u>Arrears Payment Amount</u>
June 15, 2026	\$200.00
July 15, 2026	\$200.00
August 15, 2026	\$200.00
September 15, 2026	\$200.00
October 15, 2026	\$200.00
November 15, 2026	\$200.00
December 15, 2026	\$200.00
January 15, 2027	\$200.00
February 15, 2027	\$200.00
March 15, 2027	\$200.00
April 15, 2027	\$200.00
May 15, 2027	\$200.00
June 15, 2027	\$200.00
July 15, 2027	\$46.00

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 31, 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 15, 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.