



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

File Number: LTB-L-012289-26

In the matter of: 217, 11 WENDY CRT
CAMBRIDGE ON N1R8A7

Between: Centurion Property Associates Inc. Landlord

And

Lam Reat Tenant
Gai Wuol Kouth

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Centurion Property Associates Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Lam Reat and Gai Wuol Kouth (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 6, 2026.

The Landlord's legal representative Robert Rose and the first named Tenant 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 \$1,909.00. It is due on the first day of each month.
4. The Tenant has paid \$1,800.00 to the Landlord since the application was filed.
5. The rent arrears owing to May 31, 2026 are \$9,790.92.

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 \$9,976.92.
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 parties wanted to enter into an order on consent, however as the second named Tenant was not present the parties sought the Board's consideration in issuing a conditional order with the agreed to terms.
10. The Tenant Lam Reat submitted that the second named tenant never moved in and is mindful that he is not in a capacity to afford the rent on his own. He will be getting a roommate to assist him with meeting his rent obligations to the Landlord. I was satisfied that if he is able to find a roommate, he will be able to preserve his tenancy.
11. This order contains all of the reasons for the decision within it. No further reasons shall be issued.

It is ordered that:

1. The Tenant shall pay to the Landlord \$9,976.92 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:
 - \$300.00 on or before the 20th day of each month commencing on May 20, 2026 and each month thereafter for 33 months to January 20, 2029; and
 - \$76.92, the final payment on or before February 20th, 2029.
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 2026 to February 2029, 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

Alicia Johnson
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.