



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

**File Number:** LTB-L-020217-26

**In the matter of:** B, 380 Norman Street  
Timmins On P4N4B7

**Between:** Gilbert Gervais Landlord

**And**

Shannen Caron Tenant

Gilbert Gervais (the 'Landlord') applied for an order to terminate the tenancy and evict Shannen Caron (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 13, 2026.

The Landlord and the 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 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date 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 \$1,200.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$39.45. This amount is calculated as follows: \$1,200.00 x 12, divided by 365 days.
5. The Tenant has paid \$600.00 to the Landlord since the application was filed.
6. The rent arrears owing to May 31, 2026, are \$4200.00.
7. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.

8. There is no last month's rent deposit.
9. The Landlord requested a termination of the tenancy by way of standard order.
10. The Tenant acknowledged that the arrears of rent are owing and requested that her tenancy be preserved.
11. The Tenant proposed a repayment plan in the amount of \$200.00 bi-weekly until the arrears are paid in full.
12. The Landlord submitted that he was not consenting to a payment plan as the Tenant has not followed through with previous plans.
13. Balancing the interests and prejudices to each of the parties, I find that the repayment of the arrears by way of the Tenant's proposed payment plan is reasonable based on her circumstances. This will allow the Tenant's housing to be preserved, and repayment can be made with prejudice to the Landlord alleviated by allowing the Landlord to apply to the Board for termination of the tenancy without further notice to the Tenant in the event the Tenant fails to comply with the conditions in this Order.
14. 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.

**It is ordered that:**

1. The Tenant shall pay to the Landlord \$4,401.00 which represents the amount of rent owing up to May 31, 2026, and the cost of filing the application.
2. The Tenant shall pay this amount owing to the Landlord as follows:

The Tenant shall pay to the Landlord \$200.00 on the 1<sup>st</sup> and 15<sup>th</sup> of each month starting June 1, 2026 and continuing on until April 1, 2027 inclusive, and a final payment on April 15, 2027 in the amount of \$201.00.
3. The Tenant shall also pay to the Landlord new rent as it becomes due and owing for the period of June 1, 2026, through to April 1, 2027, or until the arrears are paid in full, whichever date is earliest. As agreed, at the hearing, the monthly rent shall be paid bi-weekly.
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 21, 2026**  
**Date Issued**

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**Brenda Mercer**  
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.