



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

File Number: LTB-L-019843-26

In the matter of: 210, 125 BAMBURGH CIR
SCARBOROUGH ON M1W3G4

Between: SKPM RENTS 15 Landlord

And

RHONDA CARPENTER Tenants
ALEXANDER ARTHUR

SKPM RENTS 15 (the 'Landlord') applied for an order to terminate the tenancy and evict RHONDA CARPENTER and ALEXANDER ARTHUR (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 19, 2026.

The Landlord's representative, Sara Ginman, and one of the Tenants, Alexander Arthur, attended the hearing.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenants 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 Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,943.45. It is due on the 1st day of each month.
4. The Tenants have paid \$905.90 to the Landlord since the application was filed.
5. The parties agreed the rent arrears owing to May 31, 2026 are \$6,114.00.
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 Tenants owe the Landlord is \$6,300.00.

8. The Tenants requested relief from eviction and proposed a payment plan. The Landlord opposed the payment plan. 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. A.A. testified that he was unemployed for the majority of 2026, which is why he fell into rent arrears. A.A. submitted into evidence an employment agreement that supported he has since found a job and is to start working as of May 26, 2026. A.A. will take home \$1,300.00 weekly and is now able to start paying \$750.00 toward rent arrears every month and his lawful rent on time and in full starting June 12, 2026 onward. A.A. also testified that he has a 4-year-old son that lives in the rental unit with him, and that he will start school this fall - the school is located near the rental unit. I am satisfied on a balance of probabilities that the Tenants are able to comply with the payment schedule below, which will reduce serious prejudice on the Landlord.

It is ordered that:

1. The Tenants shall pay to the Landlord \$6,300.00 for arrears of rent up to May 31, 2026, inclusive of the Landlord's cost of filing the application.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$750.00 by June 20, 2026;
 - b) \$750.00 by July 20, 2026;
 - c) \$750.00 by August 20, 2026;
 - d) \$750.00 by September 20, 2026;
 - e) \$750.00 by October 20, 2026;
 - f) \$750.00 by November 20, 2026;
 - g) \$750.00 by December 20, 2026;
 - h) \$750.00 by January 20, 2027; and
 - i) \$300.00 by February 20, 2027.
3. The Tenants shall pay June 2026 rent by June 12, 2026.
4. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period July 1, 2026 to February 28, 2027 or until the arrears are paid in full, whichever date is earliest.
5. If the Tenants fail to comply with paragraph 2, 3 or 4 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the

Tenants pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

May 26, 2026

Date Issued

Vishal Nanda

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.