



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

File Number: LTB-L-021010-26

In the matter of: 401, 2255 WESTON RD
YORK ON M9N1Y5

Between: WESTON CO-OWNERSHIP APARTMENTS INC. Landlord

And

JEFFREY ODURO Tenants
VICTORIA DALEY

WESTON CO-OWNERSHIP APARTMENTS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict JEFFREY ODURO and VICTORIA DALEY (the 'Tenants') because the Tenants have been persistently late in paying the Tenants' rent.

This application was heard by videoconference on May 21, 2026. Only the Landlord's Representative, Lily McMillan, attended the hearing.

As of 1:45 p.m., the Tenants were 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. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy. Therefore, the tenancy shall continue subject to conditions.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. On December 18, 2025, the Landlord gave the Tenants an N8 notice of termination.
4. The Tenants have persistently failed to pay the rent on the date it was due. The rent is due on the 1st day of each month. The rent was paid late 12 times in 2025 from January to December 2025.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

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. The Landlord seeks a 12-month pay on time order advising the Tenants have paid on time in 2026.
8. I find that a conditional order allows the Tenants an opportunity to maintain their tenancy while also limiting further prejudice to the Landlord.

It is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants shall pay the Landlord the lawful monthly rent on the date it becomes due for a period of 12 months commencing July 1, 2026, through June 1, 2027.
3. If the Tenants fail to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.
4. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. The total amount the Tenants must pay the Landlord is \$186.00.
6. If the Tenants do not pay the Landlord the full amount owing on or before June 9, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 10, 2026 at 4.00% annually on the balance outstanding.

May 29, 2026
Date Issued

Jane Dean
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.