



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-020919-26

In the matter of: 142 MAIN ST West
HAWKESBURY ON K6A2H2

Between: Nicholas Brissette Landlord

And

Jessica Villeneuve-Guay Tenant
Andrew Small

Nicholas Brissette (the 'Landlord') applied for an order to terminate the tenancy and evict Jessica Villeneuve-Guay and Andrew Small (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Only the Landlord Nicholas Brissette attended the hearing.

As of 9:58 am, 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.

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.

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 \$1,500.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$49.32. This amount is calculated as follows: \$1,500.00 x 12, divided by 365 days.
5. The Tenant has paid \$6,000.00 to the Landlord since the application was filed.
6. The rent arrears owing to May 31, 2026, are \$8,350.00.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,500.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$78.41 is owing to the Tenant for the period from January 31, 2024, to May 19, 2026.

Relief from eviction

10. The Landlord submitted that they had negotiated a repayment plan with the Tenant prior to the hearing, and that although the Tenant did not attend the hearing, the Landlord requested that the Board provide the Tenant with conditional relief from eviction pursuant to that repayment agreement.
11. 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 \$8,536.00 for arrears of rent up to May 31, 2026. This amount includes the Landlord's \$186.00 cost for filing this application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment Date	Payment Amount
June 15, 2026	\$1,500.00
July 15, 2026	\$1,500.00
August 15, 2026	\$1,500.00
September 15, 2026	\$1,500.00
October 15, 2026	\$1,500.00
November 15, 2026	\$1,036.00

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 November 1, 2026, or until the arrears are paid in full, whichever date is earliest.

4. Section 78 of the Residential Tenancies Act, 2006, S.O. 2006, c.17 applies to this Order. If the Tenant fails to make any of the payments in accordance with paragraphs 2 and 3 of this order, the Landlord may apply at no cost, and without notice to the Tenant, for an order to terminate the tenancy and evict the Tenant. The Landlord must make this application within 30 days of a breach of a condition set out in this Order.

May 29, 2026
Date Issued

Kyle Anderson
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.