



Order under Section 69 Residential Tenancies Act, 2006

Citation: Rampal v Adeyeri, 2026 ONLTB 42060

Date: 2026-05-28

File Number: LTB-L-023708-26

In the matter of: UPPER UNIT, 5 DRISCOLL DR
BRAMPTON ON L6Y3J5

Between: Jagdish Rampal

Landlord

And

Franklin Adeyeri
Francisca Oviawe

Tenants

Jagdish Rampal (the 'Landlord') applied for an order to terminate the tenancy and evict Franklin Adeyeri and Francisca Oviawe (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 25, 2026.

The Landlord and the Tenants 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 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 Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,420.00. It is due on the 1st day of each month.
4. The rent arrears owing to May 31, 2026 are \$10,100.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. Accordingly, the total amount the Tenants owe the Landlord is \$10,286.00.

7. The Tenants have resided in the rental unit for the past 13 years and the Tenant Franklin Adeyeri developed medical condition requiring a cardiac procedure in January, 2026, and he has been off work since that time and has only recently returned to work on May 18, 2025, which led to the Tenants failing into arrears.
8. The Tenants seek an opportunity to repay the arrears via a two payments in the amounts of \$5,143.00, the first on July 31, 2026 and the second on September 30, 2026 while continuing to pay the lawful monthly rent as it comes due and payable.
9. The Landlord is not agreeable to a payment plan stating that the Tenants have been in arrears in the past and he has some concerns regarding the seriousness of the Tenant's alleged medical issues, and whether he was actually off work.
10. 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.
11. The Tenants have resided in the rental unit for over 13 years and should be afforded an opportunity to maintain the tenancy. The prejudice to the Landlord in providing this opportunity to the Tenants is minimal, as pursuant to the Tenants' proposed payment plan all the arrears will be paid off in a relatively short about of time by September 30, 2026. Additionally, the Landlord has the additional security of section 78 of the Act, if the Tenants do not comply with the order, the Landlord may bring an application to terminate the tenancy without further notice to the Tenant.

It is ordered that:

1. The Tenants shall pay to the Landlord \$10,286.00 for arrears of rent up to May 31, 2026 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment Date	Payment Amount
On or before July 31, 2026	\$5,143.00
On or before September 30, 2026	\$5,143.00
TOTAL	\$10,286.00

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period from July 1, 2026 to September 1, 2026, or until the arrears are paid in full, whichever date is earliest.

4. The Tenants shall also pay rent for June, 2026 by June 20, 2026 if not previously paid.
5. If the Tenants fail 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 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 Tenant pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

June 11, 2026
Date Issued

Sean Ramage
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.