



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

File Number: LTB-L-021549-26

In the matter of: Room 2, upper unit, 47 CENTRE ST E
RICHMOND HILL ON L4C1A3

Between: LOFT Community Services Landlord

And

Alhaji Kamara Tenant

LOFT Community Services (the 'Landlord') applied for an order to terminate the tenancy and evict Alhaji Kamara (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 4, 2026.

Only the Landlord's Representative, D. Abraham attended the hearing. The Tenant joined the conference and spoke to Tenant Duty Counsel but was not present when the proceedings commenced at 11:46 a.m. The Tenant contacted the Representative informing him he had to go to work. As such, this matter proceeded based on only the Landlord's evidence.

Determinations:

1. The Landlord served the Tenant 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 Tenant was still in possession of the rental unit.
3. The lawful rent is \$390.00. It is due on the 1st day of each month.
4. The Tenant has paid \$1,700.00 to the Landlord since the application was filed.
5. The rent arrears owing to June 30, 2026 are \$2,552.42.
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 Tenant owes the Landlord is \$2,738.42.

Relief from Eviction

8. We 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 for the reasons set out below.
9. The Landlord's Representative is not seeking an eviction order. They indicated they have been in discussions with the Tenant and his workers and they have negotiated a payment plan. Under the terms of their plan, the Tenant is expected to pay \$390.00 for monthly rent plus \$110.00 for arrears for 24 months, with a final payment of \$98.42 in the 25th month. Although the Tenant did not attend the hearing to make submissions to verify that he can meet the conditions of this payment plan, we find this payment plan reasonable to allow the Tenant a chance to preserve their tenancy.

It is ordered that:

1. The Tenant shall pay to the Landlord \$2,738.42, which represents the arrears of rent (\$2,552.42) and costs (\$186.00) outstanding for the period ending June 30, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - i. \$110.00 (arrears) on or before the first day of each month, for a period of 24 months commencing starting July 1, 2026, to and including, June 1, 2028; and
 - ii. \$98.42 (outstanding balance) on or before July 1, 2028.
3. The Tenant shall also pay to the Landlord new monthly rent on time and in full as it comes due and owing for the period starting July 1, 2026, to July 1, 2026, or until the arrears are paid in full, whichever date is earliest.
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 June 30, 2026.

June 12, 2026
Date Issued

Andrew Hyland
Member, Landlord and Tenant Board

Sandra Macchione
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.