



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

File Number: LTB-L-025770-26

In the matter of: 1711, 30 TUSCARORA ST
WINDSOR ON N9A6Y6

Between: Cencourse Project Inc Landlord

And

John Lavigne Tenant

Cencourse Project Inc (the 'Landlord') applied for an order to terminate the tenancy and evict John Lavigne (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 10, 2026.

Only the Landlord's Representative, Madeline Whitworth, attended the hearing.

As of 9:53 a.m., 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.

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 \$677.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$22.26. This amount is calculated as follows: \$677.00 x 12, divided by 365 days.
5. The Tenant has paid \$1,500.00 since the application was filed.
6. The rent arrears owing to June 30, 2026, are \$3,251.00.
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 \$677.00 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 \$82.40 is owing to the Tenant for the period from November 2, 2019, to June 10, 2026.
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 Landlord's Legal Representative stated that the parties have agreed to a payment agreement which was signed and submitted to the Board prior to the hearing. Even though the Tenant is not here, the Landlord requests that the payment agreement be granted. I note that the payment agreement that was submitted though signed was not dated by either party. I am willing to grant the payment plan to give the Tenant a chance to preserve their tenancy based on a conditional order.

It is ordered that:

1. The Tenants shall pay to the Landlord **3,437.00**. This amount represents \$3,251.00 for arrears of rent up to **June 30, 2026**, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
a) On or before June 19, 2026	\$323.00
b) On or before July 1, 2026	\$323.00
c) On or before August 1, 2026	\$323.00
d) On or before September 1, 2026	\$323.00
e) On or before October 1, 2026	\$323.00
f) On or before November 1, 2026	\$323.00
g) On or before December 1, 2026	\$323.00
h) On or before January 1, 2027	\$323.00
i) On or before February 1, 2027	\$323.00
j) On or before March 1, 2027	\$323.00
k) On or before April 1, 2027	\$207.00

3. The Tenants shall also pay to the Landlord new rent in full and on time as it comes due and owing for the period of **July 1, 2026, to April 1, 2027**, or until the arrears are paid in full, whichever date is earliest.
4. 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 Tenants pay any new arrears, NSF fees and related charges that became owing after **June 30, 2026**.

June 19, 2026
Date Issued

Sheena Brar
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.