



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-013268-26

In the matter of: 6491 DUNN ST
NIAGARA FALLS ON L2G2P9

Between: Svetlana Dianova Landlord

And

KRISTI L MACNAMARA Tenant

Svetlana Dianova (the 'Landlord') applied for an order to terminate the tenancy and evict KRISTI L MACNAMARA (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on April 29, 2026.

Only the Landlord attended the hearing.

As of 9:44 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:

- As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy. However, as sought by the Landlord, I find that it would not be unfair to grant relief from eviction subject to the conditions set out below.
- The Tenant was in possession of the rental unit on the date the application was filed.
- On February 11, 2026, the Landlord gave the Tenant an N8 notice of termination deemed served on February 11, 2026. The notice of termination alleges that the Tenant has paid their rent late each month for the period of April 1, 2025 to February 28, 2026 in accordance with the following schedule:

Date Rent Due	Date Paid
April 1, 2025	May 1, 2025

May 1, 2025	June 2, 2025
June 1, 2025	July 12, 2025
July 1, 2025	August 4, 2025
August 1, 2025	September 4, 2025
September 1, 2025	October 3, 2025
October 1, 2025	November 5, 2025
November 1, 2025	November 5, 2025
December 1, 2025	January 8, 2026
January 1, 2026	February 4, 2026
February 1, 2026	Not paid

4. Based on the uncontested submissions of the Landlord, I find that the Tenant has 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 has been paid late 11 out of 11 times between April 1, 2025 and February 28, 2026.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Landlord testified that the Tenant has paid the rent on time for March 2025 and April 2025 and sought an order granting relief from eviction in the form of a conditional order subject to the conditions below. Based on the uncontested submissions of the Landlord, I find that it would not be unfair to grant the relief sought by the Landlord.
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.

It is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord the lawful monthly rent on or before the 1st day of each month for the period of July 1, 2026 to June 1, 2027.
3. If the Tenant fails 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 Tenant. 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 Tenant.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. The total amount the Tenant must pay the Landlord is \$186.00.
6. If the Tenant does not pay the Landlord the full amount owing on or before June 29, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 30, 2026 at 4.00% annually on the balance outstanding.

June 18, 2026
Date Issued

Christopher Lin
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on December 31, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.