



AMENDED Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-063089-25

In the matter of: 59 MYRTLE ST
ST THOMAS ON N5R 2E6

Between: Brandon Sennema Landlord

And

Christopher Golding Tenants
Danielle Hodgins

Brandon Sennema (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Golding and Danielle Hodgins (the 'Tenants') because:

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

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on October 15, 2025.

The Landlord and the Tenants attended the hearing.

The Landlord has asked for an Amendment to the original Order of October 24, 2025 because the postal code of the rental unit was incorrectly stated in the Application. It was stated ending in 1K6 when it is in fact 2E6. The Landlord also asked for an Extension of time for this clerical error to be made. The Tenants attended the hearing and so were not prejudiced in any way by this clerical error. I am prepared to extend the time to request a clerical error and to correct the Landlord's error.

Agreed Facts:

1. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants agree that they have paid their rent late 7 out of 13 months during the period May 2024 to April 2025.

3. Following service of the N8, the Tenants paid their rent on time in the months of May and June 2025; however, they were late in paying the rent in July, August and September and have not yet paid any rent in the month of October.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

Determinations:

5. Based on the Agreed Facts the Landlord has proven on a balance of probabilities that the Tenants have been persistently late in the payment of their rent.
6. 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.
7. The Landlord seeks to preserve the tenancy, and the Tenants have persuaded me that they are able to afford the unit. The Tenant Christopher has recently become self-employed to follow his dream of becoming a commercial muralist. He is continuing to take part-time work in the construction industry while his business finds its footing. The Tenant Danielle is currently working part-time but is seeking full-time employment. While the Tenants have yet to pay October rent, they assured the Landlord that it would be paid within the next several days and the Landlord accepted this assurance.

It is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants will pay their October 2025 and November 2025 rent by November 1st, 2025.
3. The Tenants shall pay their lawful monthly rent by the 1st day of each month beginning December 1, 2025 until November 1, 2026.
4. If the Tenants fails to comply with the conditions set out in paragraphs 2 and 3 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 Tenants. 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 Tenants.
5. The Tenants shall pay to the landlord \$186.00 for the cost of filing the application.

6. If the Tenants do not pay the Landlord the full amount owing on or before November 4, 2025, the Tenants will start to owe interest. This will be simple interest calculated from November 5, 2025 at 4.00% annually on the balance outstanding.

June 19, 2026
Date Issued

Christina Budweth
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.