



Order under Section 69 Residential Tenancies Act, 2006

Citation: JANJUAS INTERNATIONAL HOLDINGS INC v O Grady, 2026 ONLTB 48517

Date: 2026-06-18

File Number: LTB-L-030570-26

In the matter of: Room 6, 554 AYLMER ST N
PETERBOROUGH ON K9H3W7

Between: JANJUAS INTERNATIONAL HOLDINGS INC Landlord

And

Tim O Grady Tenant

JANJUAS INTERNATIONAL HOLDINGS INC (the 'Landlord') applied for an order to terminate the tenancy and evict Tim O Grady (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 15, 2026.

Only the Landlord's legal representative, Crystal Francey, attended the hearing.

As of 9:36am, 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). 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 \$575.00. It is due on the 1st day of each month.
4. The Tenant has paid \$600.00 to the Landlord since the application was filed.

5. The rent arrears owing to June 30, 2026 are \$3,650.00.
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 \$3,836.00.
8. 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.
9. The Landlord is seeking a conditional order requiring that the Tenant make payments as they agreed to in the signed repayment agreement uploaded to the Tribunals Ontario Portal. Considering all of the above, it would not be unfair to impose a conditional order requiring the Tenant to make payments towards the arrears and, in my view, it would be unfair to terminate the tenancy.

It is ordered that:

1. The Tenant shall pay to the Landlord \$3,836.00 for arrears of rent up to June 30, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
June 19, 2026	\$100.00
June 26, 2026	\$100.00
July 3, 2026	\$100.00
July 10, 2026	\$100.00
July 17, 2026	\$100.00
July 24, 2026	\$100.00
July 31, 2026	\$100.00
August 7, 2026	\$100.00
August 14, 2026	\$100.00
August 21, 2026	\$100.00
August 28, 2026	\$100.00
September 4, 2026	\$100.00

September 11, 2026	\$100.00
September 18, 2026	\$100.00
September 25, 2026	\$100.00
October 2, 2026	\$100.00
October 9, 2026	\$100.00
October 16, 2026	\$100.00
October 23, 2026	\$100.00
October 30, 2026	\$100.00
November 6, 2026	\$100.00
November 13, 2026	\$100.00
November 20, 2026	\$100.00
November 27, 2026	\$100.00
December 4, 2026	\$100.00
December 11, 2026	\$100.00
December 18, 2026	\$100.00
December 25, 2026	\$100.00
January 1, 2027	\$100.00
January 8, 2027	\$100.00
January 15, 2027	\$100.00
January 22, 2027	\$100.00
January 29, 2027	\$100.00
February 5, 2027	\$100.00
February 12, 2027	\$100.00
February 19, 2027	\$100.00
February 26, 2027	\$100.00
March 5, 2027	\$100.00
March 12, 2027	\$36.00

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period July 1, 2026, to March 1, 2027, 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 18, 2026

Date Issued

Colin Elsby

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.