



Order under Section 69 Residential Tenancies Act, 2006

Citation: United Counties of Leeds & Grenville v Young, 2026 ONLTB 48543

Date: 2026-06-19

File Number: LTB-L-030445-26

In the matter of: 10, 288 BARTHOLOMEW ST
BROCKVILLE ON K6V2S6

Between: United Counties of Leeds & Grenville Landlord

And

Pam Young Tenant

United Counties of Leeds & Grenville (the 'Landlord') applied for an order to terminate the tenancy and evict Pam Young (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by video conference on June 15, 2026. Only the Landlord's legal representative, Kate Milne, attended the hearing.

Prior to the hearing, the parties entered into a payment agreement, and this was uploaded to the Tribunals Ontario Portal. However, the Board did not action this agreement as the date it was submitted, being June 11, 2026, only included arrears up to May 31, 2026. The Landlord's legal representative asked for this agreement to be accepted. I have accepted the payment terms as described below.

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 \$548.00. It is due on the 1st day of month.
4. Based on the Monthly rent, the daily rent/compensation is \$18.02. This amount is calculated as follows: \$548.00 x 12, divided by 365 days.
5. The Tenant paid the monthly rent for June 2026.
6. The rent arrears owing to June 30, 2026, are \$2,697.00

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. Accordingly, the total amount the Tenant owes the Landlord is \$2,883.00.
9. 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.
10. The Landlord is seeking a conditional order requiring that the Tenant make payments as they agreed to in the signed repayment agreement. 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 \$2,883.00 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
July 1, 2026	\$240.00
August 1, 2026	\$240.00
September 1, 2026	\$240.00
October 1, 2026	\$240.00
November 1, 2026	\$240.00
December 1, 2026	\$240.00
January 1, 2027	\$240.00
February 1, 2027	\$240.00
March 1, 2027	\$240.00
April 1, 2027	\$240.00
May 1, 2027	\$240.00

Date Payment Due	Amount of Payment
June 1, 2027	\$243.00

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 June 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 19, 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.