



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

File Number: LTB-L-029715-26

In the matter of: 42 FOX ST
PENETANGUISHENE ON L9M1B5

Between: Chevourn Morrison-Reynolds Landlord
Kevin Reynolds

And

Tiffany Busuttil Tenant
Francis Nesbitt

When the capitalized word “Landlord” is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word “Tenant” is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Chevourn Morrison-Reynolds and Kevin Reynolds (the 'Landlord') applied for an order to terminate the tenancy and evict Tiffany Busuttil and Francis Nesbitt (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 17, 2026.

Only the first named Landlord attended the hearing.

As of 1:26 p.m., the Tenants were 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 Tenants were still in possession of the rental unit.

3. The lawful rent is \$2,450.00. It is due on the 1st day of each month.
4. The Tenant has paid \$4,568.00 to the Landlord since the application was filed.
5. The rent arrears owing to June 30, 2026 are \$4,346.00.
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 \$4,532.00
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. While the Tenants were not in attendance at the hearing the Landlord said they were open to the Board issuing a conditional order to preserve the tenancy of the Tenants and that of their three (3) school aged children residing at the rental unit.
10. An order will be issued accordingly, pursuant to the terms as outlined below.
11. This order contains all of the reasons for the decision within it. No further reasons shall be issued.

It is ordered that:

1. The Tenant shall pay to the Landlord \$4,532.00 for arrears of rent up June 30, 2026 to and unpaid NSF charges and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$500.00 on or before July 21, 2026;
 - \$500.00 on or before August 21, 2026;
 - \$500.00 on or before September 21, 2026;
 - \$500.00 on or before October 21, 2026;
 - \$500.00 on or before November 21, 2026;
 - \$500.00 on or before December 21, 2026;
 - \$500.00 on or before January 21, 2027;
 - \$500.00 on or before February 21, 2027; and
 - \$532.00 on or before March 21, 2027.

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 2026 to March 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 24, 2026
Date Issued

Alicia Johnson
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.