



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

**Citation:** Peel Housing Corp. O/A Peel Living v Papila, 2023 ONLTB 19779

**Date:** 2023-02-15

**File Number:** LTB-L-035545-22

**In the matter of:** 502, 880 RILEY CRT  
MISSISSAUGA ON L4Y4E2

**Between:** Peel Housing Corp. O/A Peel Living Landlord

**And**

Jeanette Papila Tenant

Peel Housing Corp. O/A Peel Living(the 'Landlord') applied for an order to terminate the tenancy and evict Jeanette Papila(the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 2, 2023.

The Landlord's Agent Kristine Ventura attended the hearing.

The Landlord requested an order for a payment plan even though the Tenant was not present at the hearing.

**It is ordered on request of the Landlord that:**

1. **The Tenant should be aware that all of the rent and arrears payments due dates are all "on or before" the date specified meaning that the Tenant must make sure that these payments are made by that date. The Tenant must also make sure that the payments are made in full by the due date. If the Tenant is late with a payment, does not make a payment or only makes a partial payment the Landlord can file paperwork with the Board that, if correct, would result in an order for eviction. If there may be an issue, the Tenant is encouraged to contact the Landlord prior to the default.**
2. The Tenant shall pay to the Landlord \$3,801.00 for arrears of rent up to February 28, 2023, and costs.

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The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment Due Date	Payment Amount
On or before February 28, 2023	\$633.50
On or before March 15, 2023	\$633.50
On or before April 15, 2023	\$633.50
On or before May 15, 2023	\$633.50
On or before June 15, 2023	\$633.50
On or before July 15, 2023	\$633.50

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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 March 2023 to July 28, 2023, 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 March 1, 2023.

**February 15, 2023**  
**Date Issued**

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 Robert Patchett  
 Vice Chair, 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.