



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-093998-25-SA

In the matter of: 1110, 200 STE. ANNE RD
SUDBURY, ON, P3C5M4

Between: Ceming Investments Inc Landlord

And

Tammy Dundas Tenant

Ceming Investments Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Tammy Dundas (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the Landlord and Tenant Board ('LTB') on October 20, 2025 with respect to application LTB-L-067572-25.

The Landlord's application was resolved by order LTB-L-093998-25, issued on November 12, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-093998-25.

This motion was scheduled to be heard by video conference on December 16, 2025. Sherri German who is an employee of the Landlord appeared on behalf of the Landlord. The Tenant was present and self-represented.

The parties elected to participate in Landlord and Tenant Board ('LTB') facilitated mediation with the assistance of Nick Vescio, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-093998-25, issued on November 12, 2025, is granted.
2. Order LTB-L-093998-25, issued on November 12, 2025, is set aside and cannot be enforced.
3. The previous order issued on October 20, 2025, with respect to LTB-L-067572-25 is cancelled and replaced with the following terms listed below.

4. The Tenant shall pay to the Landlord \$3136.00 which represents arrears of rent owing up to December 31, 2025, including the application filing fee.
5. The Tenant shall make the following payments to the Landlord in respect of the monies owing under paragraph 4 of this order:
 - (a) On or before the 1st of each month commencing on January 01, 2026, the Tenant shall pay the Landlord the regular monthly rent due each month until the arrears are paid in full
 - (b) On or before December 16, 2025, the Tenant shall pay the Landlord \$150.00 towards the arrears
 - (c) On or before the 18th of each month commencing on December 18, 2025, the Tenant shall pay the Landlord \$500.00 each month towards the arrears up to and including April 18, 2026
 - (d) On or before May 18, 2026, the Tenant shall pay the Landlord \$486.00 towards the balance of the arrears
6. If the Tenant fails to make any of the payments in accordance with paragraph 5, and by the dates required, then:
 - (a) The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 4 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 5 of this order.
 - (b) The balance owing under paragraph 4 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

January 08, 2026
Date Issued

Nick Vescio
Hearing Officer, Landlord and Tenant Board

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.