



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

**File Number:** LTB-L-096840-25-SA

**In the matter of:** C5, 111 CARRUTHERS ST  
NORTH BAY ON P1B9L4

**Between:** Nipissing District Housing Corporation Landlord

**And**

Sarah Jodouin Tenant

Nipissing District Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Sarah Jodouin (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on September 22, 2025 with respect to application LTB-L062121-25.

The Landlord's application was resolved by order LTB-L-096840-25, issued on November 24, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-096840-25.

This motion was heard by videoconference on December 23, 2025.

The Landlord's agent Tonya Wagner and the Tenant attended the hearing. At the hearing the parties reached a consent. I was satisfied it was an informed consent.

**It is ordered on consent that:**

1. The motion to set aside Order LTB-L-096840-25, issued on November 24, 2025, is granted. Order LTB-L-096840-25, issued on November 24, 2025, is set aside and cannot be enforced.
2. The previous order issued on September 22, 2025 with respect to LTB-L-062121-25 is amended as follows:
3. The Tenant shall pay to the Landlord \$3,649.00 for arrears of rent up to October 31, 2025 and costs.

4. The Tenant shall pay to the Landlord the amount set out in paragraph 3 in accordance with the following schedule:
  - a) \$400.00 on or before the 1st day of each month starting on January 1, 2026, up to and including August 1, 2026; and
  - b) \$449.00 on or before September 1, 2026.
5. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period January 1, 2026, to September 1, 2026, or until the arrears are paid in full, whichever date is earliest.
6. 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 October 31, 2025

**January 9, 2026**  
**Date Issued**

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**Brett Lockwood**  
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.