



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-101181-25

In the matter of: 817 FIRST ST E
CORNWALL ON K6H 1M8

Between: Emilie Menard Landlord

and

Joseph Hayes Tenant

Emilie Menard (the 'Landlord') applied for an order to terminate the tenancy and evict Joseph Hayes (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties requested mediation through the Board via the Online Dispute Resolution tool of the Tribunals Ontario Portal. The application was mediated by videoconference on December 23, 2025. The Landlord and the Tenant participated in mediation.

The Tenant did not receive legal advice about this application.

During mediation the parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I am satisfied that the parties understood the consequences of their consent.

Agreed Facts:

- 1) The current rent is \$800.00. It is due on the 1st day of each month.
- 2) The Tenant has paid \$350.00 to the Landlord since the application was filed.
- 3) The rent arrears owing to December 31, 2025 are \$1,250.00.
- 4) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 5) The February 5, 2026 LTB videoconference hearing scheduled for this application is cancelled.

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlord \$1,436.00. This amount includes rent arrears owing up to December 31, 2025 and the cost of filing the application.
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
January 1, 2026	\$120.00
February 1, 2026	\$120.00
March 1, 2026	\$120.00
April 1, 2026	\$120.00
May 1, 2026	\$120.00
June 1, 2026	\$120.00
July 1, 2026	\$120.00
August 1, 2026	\$120.00
September 1, 2026	\$120.00
October 1, 2026	\$120.00
November 1, 2026	\$120.00
December 1, 2026	\$116.00

3. The Tenant shall also pay to the Landlord new rent in full and on time for the period January 1, 2026 to December 1, 2026, 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 December 31, 2025.
5. This order on consent is in full and final settlement of this application.

January 5, 2026
Date Issued

Denise Hannivan
Hearings Officer, 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.