



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

**File Number:** LTB-L-087333-25

**In the matter of:** 100, 305 BRIARHILL AVE  
LONDON ON N5Y4V8

**Between:** BH Realty Corp Landlord

**And**

Nicole Hughson Tenant

BH Realty Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Hughson (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

This application was scheduled to be heard by videoconference on December 17, 2025. The Landlord's legal representative, Gail Lang and the Tenant attended the hearing and participated in mediation.

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

### **Agreed facts:**

1. The parties agree that the lawful monthly rent is \$1,662.91, and it is due on the 1<sup>st</sup> day of each month.
2. The parties also agree that the Landlord incurred costs of \$186.00 for filing the application and the Tenant shall reimburse the Landlord those costs.

### **On consent of the parties, it is ordered that:**

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below:
  - For a period of 12 months commencing January 1, 2026, through to December 1, 2026, the Tenant shall pay to the Landlord the lawful monthly rent that becomes due and owing in full and on time.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the

application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

3. The Tenant shall also pay to the Landlord the application filing fee of \$186.00 on or before December 31, 2025.
4. If the Tenant does not pay the Landlord the full amount owing on or before December 31, 2025, the Tenant will start to owe interest. This will be simple interest calculated from January 1, 2026 at 4.00% annually on the balance outstanding.

**January 6, 2026**  
**Date Issued**

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Britney Sooknanan  
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.