



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-092420-25

In the matter of: B, 421 ADOLPHUS ST
CORNWALL ON K6H3S8

Between: Aplus Management Landlord
Sean Davis

And

Chris Hannah Tenants
Annick Berthiaume

Aplus Management and Sean Davis (the 'Landlord') applied for an order to terminate the tenancy and evict Chris Hannah and Annick Berthiaume (the 'Tenants') because the Tenants have been persistently late in paying the Tenants' rent.

This application was scheduled to be heard by videoconference on December 15, 2025. The Landlord's legal representative, James Moak and the Tenants 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 \$1,024.36 and it is due on the 1st day of each month.
2. The parties also agree that the Landlord incurred costs of \$186.00 for filing the application and the Tenants shall reimburse the Landlord those costs.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meets the conditions set out below:

- For a period of 12 months commencing January 1, 2026, and continuing through to December 1, 2026, the Tenants shall pay to the Landlord the lawful monthly rent that becomes due and owing in full and on time.
- 2. If the Tenants fail 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 Tenants.
- 3. The Tenants shall also pay to the Landlord the application filing fee of \$186.00 on or before February 28, 2026.
- 4. If the Tenants do not pay the Landlord the full amount owing on or before February 28, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.

January 9, 2026
Date Issued

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.