



January 5, 2026

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

File Number: LTB-L-084151-25

In the matter of: 312, 135 TRACEY ST
BELLEVILLE ON K8P4Z6

Between: DARCARMATT INVESTMENTS INC. C/O PINNACLE Landlord
PROPERTY MANAGEMENT

And

PATRICIA CRADDOCK MC ELROY Tenant

DARCARMATT INVESTMENTS INC. C/O PINNACLE PROPERTY MANAGEMENT (the 'Landlord') applied for an order to terminate the tenancy and evict PATRICIA CRADDOCK (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on December 16, 2025.

The Landlords Legal Representative Ian MacInnis and the Tenant attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

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.
2. The Tenants agrees to pay to the Landlord new rent on time and in full as it comes due and owing for the period January 01, 2026, to December 01, 2026.
3. If the Tenant fails to comply with the conditions set out in paragraph #2 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 Tenant. 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.

4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application in payments amounts and dates set out below.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:

Date Payment Due	Amount of Payment
February 01, 2026	\$20.00
March 01, 2026	\$20.00
April 01, 2026	\$20.00
May 01, 2026	\$20.00
June 01, 2026	\$20.00
July 01, 2026	\$20.00
August 01, 2026	\$20.00
September 01, 2026	\$20.00
October 01, 2026	\$20.00
November 01, 2026	\$6.00

6. If the Tenant does not pay the Landlord the full amount owing on or before November 01, 2026, the Tenant will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

January 5, 2026
Date Issued

 Jennifer Buckminster
 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.

