



Order under Section 69 Residential Tenancies Act, 2006

File Numbers: LTB-L-087993-25
LTB-L-087968-25

In the matter of: 164 PELHAM RD
ST CATHARINES ON L2S1V7

Between: Marc David Arseneault Landlord

And

Tatum Saxton Tenant

Marc David Arseneault (the 'Landlord') applied for an order to terminate the tenancy and evict Tatum Saxton (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes, and the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on January 5, 2026, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord, the Landlord's legal representative, Judith Callender and the Tenant participated in mediation however, parties reached consent prior to mediation. The parties agreed to bring forward L1 Application File Number: LTB-L-087968-25 originally scheduled for January 12, 2026, and resolve all matters raised in both applications.

I am satisfied that the parties understand the terms and consequences of their consent.

Agreed Facts:

1. The Tenant has paid all outstanding arrears contained in the L1 application.
2. On or before January 31, 2026, the Tenant will pay to the Landlord \$186.00 being the costs of filing the L1 Application.
3. On or before February 28, 2026, the Tenant will pay to the Landlord \$186.00 being the costs of filing the L2 Application.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the condition set out below.
2. The Tenant shall pay to the Landlord lawful monthly rent due on or before the first day of each month on time and in full for a period of 18 months commencing February 1, 2026, to July 1, 2027.
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. On or before January 31, 2026, the Tenant shall pay to the Landlord \$186.00 for the cost of filing the L1 application.
5. If the Tenant does not pay the Landlord the full amount owing in accordance with paragraph 4 above, the Tenant will start to owe interest. This will be simple interest calculated from February 1, 2026, at 4.00% annually on the balance outstanding.
6. On or before February 28, 2026, the Tenant shall also pay to the Landlord \$186.00 for the cost of filing the L2 application.
7. If the Tenant does not pay the Landlord the full amount owing in accordance with paragraph 6 above, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026, at 4.00% annually on the balance outstanding.

January 8, 2026
Date Issued

Oluwatobi Abobarin
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.