



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

File Number: LTB-L-082564-25

In the matter of: 177 Bethune Street
PETERBOROUGH ON K9J 2L2

Between: William (Bill) Buchanan Landlord

And

Ed Armstrong Tenant

William (Bill) Buchanan (the 'Landlord') applied for an order to terminate the tenancy and evict Ed Armstrong (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also applied for an order to terminate the tenancy and evict the Tenant because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

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

This application was scheduled for a merits hearing, via video conference, on January 6, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenant attended and consulted with Tenant Duty Counsel prior to mediation. The Landlord's Legal Representative, Crystal Francey, also participated.

The parties agreed to resolve the issues in the Landlord's applications and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the 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.

THE APPLICATION FOR NON-PAYMENT OF RENT (L1)

2. The Tenant shall pay to the Landlord \$5 436.00 for arrears of rent up to January 31, 2026 and costs.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule: Commencing February 20, 2026, the Tenant shall pay \$400.00 on or before the twentieth (20th) day of each and every month up to and including April 20, 2026. Commencing May 20, 2026, the Tenant shall pay \$800.00 on or before the twentieth (20th) day of each and every month until the amount owing is paid in full. The final rent arrears payment shall occur on or before October 20, 2026 and will be in the amount of \$236.00.
4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026 to October 1, 2026, or until the arrears are paid in full, whichever date is earliest.
5. 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 2 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 January 31, 2026.

THE APPLICATION FOR UNPAID WATER UTILITY CHARGES (L2)

6. The Tenant shall pay to the Landlord \$3 279.56 which represents unpaid water utility costs up to and including June 27, 2025.
7. The Tenant shall pay to the Landlord the amount set out in paragraph 6 in accordance with the following schedule:
 - a) \$564.00 on or before October 20, 2026;
 - b) Commencing November 20, 2026, the Tenant shall pay \$800.00 on or before the twentieth (20th) day of each and every month up to and including February 20, 2027 until the amount owing is paid in full. The final water utility arrears payment shall occur on or before February 20, 2027 and will be in the amount of \$315.56.

8. If the Tenant fails to comply with the conditions set out in paragraph 7 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.

January 13, 2026
Date Issued

Susan Parsons
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.