



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

File Number: LTB-L-095270-25

In the matter of: 704 CARTIER BLVD
HAWKESBURY ON K6A1W7

Between: Ali Hossain Sikder Landlord

And

Jennifer Larocque Tenant

Ali Hossain Sikder (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Larocque (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

This application was scheduled to be heard by videoconference on January 7, 2026.

The Landlord, represented by Marie Beaupre and the Tenant engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing.

The parties before the LTB consented to the following order:

The parties agreed that:

1. The Landlord shall provide a rent receipt to the Tenant for each month the Tenant pays the rent in cash.

On consent, it is ordered that:

1. For the period ending January 31, 2026, the rent arrears including the \$186.00 application filing fee are \$1,586.00.
2. The Tenant shall pay to the Landlord the amount of \$1,586.00 on or before January 31, 2026.
3. For a period of twelve consecutive months, starting on February 1, 2026, the Tenant shall pay the lawful monthly rent to the Landlord in full and on time on or before the first day of

each month.

4. If the Tenant fails to make the payment in accordance with paragraphs 2 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord 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.
5. If the Tenant fails to comply with the conditions set out in paragraph 3 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.

January 9, 2026

Date Issued

Cheryl Lavoie

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.