



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-102457-25-SA

In the matter of: 833 GEORGE ST N
PETERBOROUGH ON K9H3T6

Between: DAVID KILBY AND MAUREEN SUMMERS Landlords

And

APRIL FERGUSON Tenant

DAVID KILBY AND MAUREEN SUMMERS (the 'Landlords') applied for an order to terminate the tenancy and evict APRIL FERGUSON (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on December 4, 2025 with respect to application LTB-L-062648-25.

The Landlords' application was resolved by order LTB-L-102457-25, issued on December 9, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-102457-25.

This motion was heard by videoconference on January 8, 2026. The Landlord's representative Crystal Francey, and the Tenant represented by Tiffany Badour, attended the hearing.

The parties agree the Tenant owes the Landlord \$4,500.00 in arrears and costs to the end of February 2026, which includes a credit for the last month rent deposit and interest owing on the last month rent deposit.

At the hearing the parties consented to the following order.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-102457-25, issued on December 9, 2025, is granted.
2. Order LTB-L-102457-25, issued on December 9, 2025, is set aside and cannot be enforced.
3. Order LTB-L-062648-25 is cancelled and replaced with the following:
4. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before February 28, 2026.

5. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after March 1, 2026.
7. The Tenant shall pay to the Landlord \$4,500.00 as follows:
 - The Tenant shall pay to the Landlord \$400.00 on or before January 16, 2026.
 - The Tenant shall pay to the Landlord \$400.00 on or before January 30, 2026.
 - The Tenant shall pay to the Landlord \$650.00 on or before February 13, 2026.
 - The Tenant shall pay to the Landlord \$650.00 on or before February 27, 2026.
 - The balance of \$2,400.00 becomes due and payable after March 31, 2026.
8. If the Tenant does not pay the Landlord any of the above payments in full and on time, the Tenant will start to owe interest. This will be simple interest calculated from the date of a missed payment at 4.00% annually on the balance outstanding.

January 15, 2026

Date Issued

Greg Joy

Member, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on September 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

