



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

**File Number:** LTB-L-088053-25

**In the matter of:** 20 BRYDEN AVE  
CORNWALL ON K6H5M5

**Between:** Kathryn Gingras Landlord

**And**

Gerald Hutt Tenants  
Sandra Hutt

Kathryn Gingras (the 'Landlord') applied for an order to terminate the tenancy and evict Gerald Hutt and Sandra Hutt (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by videoconference on January 8, 2026. The Landlord Kathryn Gingras, the Landlord's representative Lisa Lynn Duchene and the Tenant Sandra Hutt participated in mediation.

The parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

**It is ordered on consent that:**

1. The Tenants shall pay to the Landlord \$3,061.64 for arrears of rent up to January 31, 2026, inclusive of the application filing fee of \$186.00.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - a) Starting February 1, 2026, for a period of 15 consecutive months, the Tenants shall make monthly payments of \$200.00 to the Landlord due on or before the 1<sup>st</sup> of every month.
  - b) The Tenants shall make one last payment of \$61.64 due on or before May 1, 2027.
3. Starting February 1, 2026, the Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing until the arrears are paid in full.

4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

**January 13, 2026**  
**Date Issued**

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Isabelle Bouvier  
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.