



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-103761-25

In the matter of: 204, 168 VICTORIA ST S
WOODSTOCK ON N4S8T5

Between: Norquay Property Management Ltd Landlord

And

Robert Allardyce Tenant

Norquay Property Management Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Robert Allardyce (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).

The application was scheduled to be heard by videoconference on January 8, 2026. The Landlord's representative A. Frannie Simms and the Tenant Robert Allardyce engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. After reviewing the terms, I was satisfied that the parties understood the consequences of the order on consent. I did not determine the application on its merits.

Agreed facts:

1. The Landlord advised the LTB that the Tenant paid all the rent that was in arrears and all additional rent that would have been due under the tenancy agreement for the period ending December 31, 2025, and the filing fee.

On consent, it is ordered that:

L1 Application – Non-Payment of Rent

1. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.

L2 Application – Persistent Late Payment of Rent

2. The Tenant shall pay the Landlord the monthly rent due on or before the first day of the month for the period starting February 1, 2026, to January 1, 2027.
3. If the Tenant fails to make any of the payments in paragraph 2 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

January 12, 2026
Date Issued

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.