



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

File Number: LTB-L-095987-25

In the matter of: 3672 BIRCH ST
WINDSOR ON N9C1Y9

Between: Can-Am Urban Native Non-Profit Homes Landlord

And

Michelle Barnes Tenant

Can-Am Urban Native Non-Profit Homes (the 'Landlord') applied for an order to terminate the tenancy and evict Michelle Barnes (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 8, 2026.

The Landlord's Representative, Louisa Marion, and the Tenant were present.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the application. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,181.00. This amount represents \$1,995.00 for arrears of rent up to January 31, 2026, and the \$186.00 application filing fee
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$181.75 on or before the 21st day of each month commencing January 21, 2026, and for the next 12 months up to and including December 21, 2026.
3. The Tenant shall also pay to the Landlord the monthly on time and in full as it comes due by the first day of the month for the period February 2026, to December 2026.

4. 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 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 breach pursuant to section 78 of the Residential Tenancies Act, 2006 (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.

January 15, 2026

Date Issued

Eno Ubia

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.