



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089026-25

In the matter of: 4 BURRITT ST
PARRY SOUND ON P2A1N6

Between: Diane Beggs Landlord

And

Jennifer Picard Tenant

Diane Beggs (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Picard and Benjamin Beggs because they did not pay the rent that they owe.

This application was heard by videoconference on December 10, 2025.

The Landlord, the Landlord's Legal Representative Kelly Draycott, the Tenant and the Tenant's Legal Representative, Allison Brown attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The application is amended to remove Benjamin Beggs as a party/tenant.
2. The Tenant shall pay to the Landlord \$7,899.82 for arrears of rent up to December 31, 2025 including costs.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) Starting January 5, 2026, the Tenant will pay the Landlord \$439.00 on or before the 5th day of each month to up to and including May 5, 2027.
 - b) The Tenant will make a final payment of \$436.82 on or before June 5, 2027.
4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period January 1, 2026 to June 1, 2027, or until the arrears are paid in full, whichever date is earliest.
5. 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 paragraph 1 of 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'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 December 31, 2025.

January 21, 2026

Date Issued

Samantha Greaves

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.