



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-086683-25

In the matter of: 62 SCARBORO BEACH BLVD
Toronto ON M4E2X1

Between: Deanne Barnes Landlord

And

Bridget LaMarche Tenant

Deanne Barnes (the 'Landlord') applied for an order to terminate the tenancy and evict Bridget LaMarche (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 6, 2026. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer, Sumathi Dhanapal. As a result of this order, the hearing has been cancelled.

The Landlord, Deanne Barnes, and the Tenant, Bridget LaMarche, attended.

I am satisfied that the parties understand the terms and consequences of their consent.

Agreed Facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant vacated the rental unit on January 5, 2026.
3. The lawful rent is \$2,375.00. It was due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to are \$14,450.00.
6. The Landlord collected a rent deposit of \$2,375.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of January 5, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$12,075.00. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit, less the rent deposit.

3. The Tenant shall pay the arrears in accordance with the following schedule:
 - A. \$400.00 on or before the 30th day of each month for a period of 30 months, commencing January 30, 2026, to June 30, 2028; and,
 - B. \$75.00 on or before July 30, 2028, to satisfy the arrears.
4. If the Tenant does not pay the Landlord the full amount owing in accordance with the Order, the Tenant will start to owe interest. This will be simple interest calculated at 4.00% annually on the balance outstanding.

January 20, 2026

Date Issued

Sumathi Dhanapal

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.