



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

File Number: LTB-L-095157-25

In the matter of: 91, 45 MANCHESTER AVE.
ST. CATHARINES ON L2R1P1

Between: Niagara Regional Housing Landlord

And

Debra Ruelland Tenant

Niagara Regional Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Debra Ruelland (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on January 13, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's agent, Tammy Marquis, and the Tenant were present. The Tenant did speak with Tenant Duty Counsel prior to mediation.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$2,137.00. This amount represents \$1,951.00 for arrears of rent up to January 31, 2026, and \$186.00 for the application filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
On or before February 20, 2026	\$250.00
On or before March 20, 2026	\$250.00
On or before April 20, 2026	\$250.00
On or before May 20, 2026	\$250.00

On or before June 20, 2026	\$250.00
On or before July 20, 2026	\$250.00
On or before August 20, 2026	\$250.00
On or before September 20, 2026	\$250.00
On or before October 20, 2026	\$137.00

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026, to October 31, 2026, or until the arrears are paid in full, whichever date is earliest.
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 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 January 31, 2026.

January 15, 2026

Date Issued

Michelle Forrester

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.