



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-102072-25

In the matter of: 72 DOVER ST GD 0
OTTERVILLE ON N0J1R0

Between: GORD JOOSE Landlord

And

ASHLEY CAIL Tenant

GORD JOOSE (the 'Landlord') applied for an order to terminate the tenancy and evict ASHLEY CAIL (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 mediated by videoconference on January 6, 2026.

The Landlord Representative Elizabeth Anani and the Tenant Ashley Cail attended the hearing

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.

Agreed Facts:

L1 Application – Non-Payment of Rent

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,175.00. It is due on the 1st day of each month.
3. The rent arrears owing to January 31, 2026 are \$2,350.00.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. Accordingly, the total amount the Tenant owes the Landlord is \$2,536.00.

It is ordered on consent that:**L1 Application – Non-Payment of Rent**

1. The Tenant shall pay to the Landlord \$2,536.00 for arrears of rent up to January 31, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Amount of Payment	Payment Due Date
1. \$500.00	February 1, 2026
2. \$345.33	February 20, 2026
3. \$500.00	March 1, 2026
4. \$345.33	March 20, 2026
5. \$500.00	April 1, 2026
6. \$345.34	April 20, 2026

3. 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**.

L2 Application – Persistent Late Payment of Rent

4. The Tenant shall pay the Landlord the monthly rent due on or before the first day of the month for the period **February 1, 2026 to February 1, 2027**.
5. If the Tenant fails to make any of the payments in paragraph 4 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 19, 2026
Date Issued

 Sarah Harriman
 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.