



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

File Number: LTB-L-086762-25

In the matter of: Main, 325 BRIDGE AVE
WINDSOR ON N9B2M3

Between: Empire Properties Bridge c/o MARDA Management Inc. Landlord

And

Tara-Jewel Sigouin Tenant

Empire Properties Bridge c/o MARDA Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Tara-Jewel Sigouin (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on January 6, 2026.

The Landlord Representative Kira Passel and the Tenant 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:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,723.02. It is due on the 1st day of each month.
3. The rent arrears owing to January 31, 2026 are \$2,814.00.
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 \$3,000.00.
6. For one time only the lawful monthly rent for February 2026 will be due on February 6, 2026 instead of February 1, 2026. Thereafter, the lawful monthly rent will be due on the 1st day of each month.

It is ordered on consent that:

1. The application is amended to reflect the proper surname of the Tenant to Sigouin.
2. The Tenant shall pay to the Landlord **\$3,000.00** for arrears of rent up to January 31, 2026 and costs.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - a) **\$1,500.00** on or before **January 9, 2026**;
 - b) **\$1,400** on or before **January 23, 2026**, and;
 - c) **A final payment of \$100.00 on or before February 6, 2026**
4. The Tenant shall also pay to the Landlord new rent on time and in full when it becomes due and owing on **February 6, 2026**.
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 2 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 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.