



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

File Number: LTB-L-098540-25

In the matter of: Main floor, 3 BROWNING PL
WOODSTOCK ON N4S 8B6

Between: Daniel Smith Landlord

And

Natasha Pettipas Tenant

Daniel Smith (the 'Landlord') applied for an order to terminate the tenancy and evict Natasha Pettipas (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord and the Tenant engaged in a private settlement discussion and advised by way of the Online Dispute Resolution Tool on the Tribunals Ontario Portal that the parties had reached an agreement.

The parties participated in a videoconference on January 14, 2026. The Landlord and the Tenant were present. The parties requested that Sarah Visnovec, a Dispute Resolution Officer, with the Landlord and Tenant Board issue an order on consent.

I am satisfied that the parties understood the consequences of their consent.

Agreed facts:

- a) The current lawful rent is \$2,500.00. It is due on the 1st day of each month.
- b) The rent arrears owing to January 31, 2026, are \$19,650.00. The parties agree to commence a payment plan in March 2026 and request that the rent for February 2026 be included in the payment plan. As a result, the outstanding arrears to February 28, 2026, are \$22,150.00.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord **\$22,336.00**, which represents the arrears of rent (\$22,150.00) and costs (\$186.00) outstanding for the period ending **February 28, 2026**.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

- a) \$500.00 on or before the 1st day of each month starting March 1, 2026, through to and including October 1, 2029; and
 - b) a final payment of \$336.00 on or before November 1, 2029.
3. The Tenant shall **also** pay the Landlord the rent in full, on or before the first day of each corresponding month for the months of March 2026 to November 2029, or until there are no arrears owing, whichever comes first.
 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 **February 28, 2026**.

January 16, 2026
Date Issued

Sarah Visnovec
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.