



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

File Number: LTB-L-090706-25

In the matter of: 7 ABERDEEN AVE
SMITHS FALLS ON K7A4N2

Between: Theresa Grimes Landlord

and

Denis Whan Tenant
Suzette Evoy

Theresa Grimes (the 'Landlord') applied for an order to terminate the tenancy and evict Denis Whan and Suzette Evoy (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on January 14, 2026. Instead, the Landlord's Agent Jessica Clement and the Tenants, who had consulted with Tenant Duty Counsel engaged in private settlement discussions.

Parties reached an agreement and requested an order on consent to resolve the application.

The parties agreed that:

1. The Tenant shall send the Landlord an e-transfer at the following email address:
t_stephens2006@hotmail.com

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$361.50 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:
 - \$180.75 on or before February 1, 2026
 - \$180.75 on or before March 1, 2026
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 from February 2026 to March 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 21, 2026

Date Issued

Lindsay Phomin

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.