



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-088107-25

In the matter of: 204, 10 PEARL ST
SMITHS FALLS ON K7A5B5

Between: Torbill Holdings Landlord

And

Shelly Mitchell Tenants
Brent Salmon

Torbill Holdings (the 'Landlord') applied for an order to terminate the tenancy and evict Shelly Mitchell and Brent Salmon (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants failed to meet a condition specified in the order issued by the Board on September 24, 2025 with respect to application LTB-L-057186-25.

A hearing was held by videoconference on January 14, 2026 to consider this application.

The Landlord's Agent Keith Smallbill and the Tenants attended the hearing.

At the hearing, the parties before the Board consented to the following order. I was satisfied the parties understood the consequences of the joint position.

On consent of the parties, it is ordered that:

1. Order LTB-L-057186-25, issued on September 24, 2025 is cancelled and replaced by the following:
2. The Tenants shall pay to the Landlord \$2,475.26 for arrears of rent up to January 31, 2026 and costs.
3. The Tenants shall pay the full amount owing in full on or before March 6, 2026
4. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period starting February 1, 2026 to March 1, 2026, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenants fail 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 Tenants to the

Landlord pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 22, 2026
Date Issued

John Cashmore
Member, 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.