



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-084620-25

In the matter of: 146, 579 MCKEOWN AVE
NORTH BAY ON P1B9N7

Between: New Era Homes Ltd. Landlord

And

Carolyn Gouthro Tenant

New Era Homes Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Carolyn Gouthro (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 8, 2026.

Neither the Landlord and the Tenant were present or represented at the hearing as of 10:34am. However, on January 6, 2026, the Landlord submitted a signed payment agreement which lists out the following terms on consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,131.94 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:
 - The Tenant shall pay \$600.00 towards arrears of rent on or before the 15th day of each month, beginning February 15, 2026 up to and including April 15, 2026.
 - The Tenant shall also pay the remaining balance of \$331.94 on or before May 15, 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 February 1, 2026 to May 1, 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 date arrears run to.

January 16, 2026

Date Issued

Sheena Brar

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.