



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-085231-25

In the matter of: 90 WETHERBURN DR
WHITBY ON L1P1M8

Between: Samantha Grant
Sarah Penelope Grant

Landlords

And

Maria Renee Nurse

Tenant

Samantha Grant and Sarah Penelope Grant (the 'Landlords') applied for an order to terminate the tenancy and evict Maria Renee Nurse (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application); and
- the Tenants' behaviour has substantially interfered with the Landlord's lawful rights, privileges, or interests (L2 Application).

The Landlords also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs that are the result of the Tenant's failure to pay utility costs that they were required to pay under the terms of the tenancy agreement.

The application was heard by videoconference on January 8, 2026. The Landlord's legal representative Brittney-Rose Ward, the Landlord's agent Catherine Debbert and the Tenant attended the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Tenant acknowledges that they have failed to pay rent and owe \$5,128.93 to the Landlords in rent arrears to January 31, 2026.

2. The Tenant acknowledges that they have failed to pay water utility costs, and the hot water tank rental costs as required under the terms of the tenancy agreement and owe \$1,447.66 to the Landlords to January 7, 2026.
3. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.
4. The parties agree that rent is due on the 1st day of each month and the hot water tank rental fee of \$27.11 is due on or before the 1st day of every month.
5. The parties agree that the water bill is due by the end of the month, each month that the municipality issues the water bill.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlords \$5,314.93 which represents arrears of rent (\$5,128.93) plus the application filing fee (\$186.00) for the period ending January 31, 2026.
2. The Tenant shall pay to the Landlords \$1,447.66 which represents unpaid water bills and unpaid hot water tank rental costs for the period ending January 7, 2026.
3. The Tenant shall pay to the Landlords the amounts set out in paragraphs 1 and 2 in accordance with the following schedule:
 - Payments of \$1,500.00 on or before the 15th day of each month starting on January 15, 2026, and continuing each month until April 15, 2026; and
 - A final payment of \$762.59 on or before May 15, 2026.
4. The Tenant shall pay to the Landlords the monthly rent and the hot water tank rental fee of \$27.11 per month on time and in full as it comes due and owing for the period of, and including February 1, 2026, to January 1, 2027.
5. For a period of 12-months commencing February 1, 2026, the Tenant shall maintain the water accounts for the rental unit in good standing and ensure that the water utility bills for the rental unit are paid in full and on time.

6. If the Tenant fails to make any one of the payments in accordance this order, the outstanding balance of any arrears of rent, utilities, and costs to be paid by the Tenant to the Landlords pursuant to paragraphs 1 and 2 of this order shall become immediately due and owing and the Landlords may, without notice to the Tenants, 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

Sandra Sabourin

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.