



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-068892-25

In the matter of: 599 LAMMINEN AVE
TIMMINS ON P4N4R4

Between: Cochrane District Services Board

Landlord

And

Shirley Sutherland
Maurice Sutherland

Tenants

Cochrane District Services Board (the 'Landlord') applied for an order to terminate the tenancy and evict Shirley Sutherland and Maurice Sutherland (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 13, 2026.

The Landlord's Representative, Tracy Legros, was present. The Tenant, Shirley Sutherland, attended with the Tenant's Representative, Brandy Lee- Leonard, and the Tenant Support, Jocelyn Sutherland.

The parties mutually agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$9,584.00 on or before February 13, 2026. This amount represents \$9,398.00 for arrears of rent up to January 31, 2026, and \$186.00 for the application filing fee.
2. The Tenants shall also pay to the Landlord lawful rent on time and in full as it comes due and owing for the period February 2026 or until the arrears are paid in full, whichever date is earliest.
3. 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 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 *Residential Tenancies Act, 2006* (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 26, 2026
Date Issued

Eno Ubia
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.