



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

File Number: LTB-L-084080-25-AM

In the matter of: 2, 22 NORTH DR
KITCHENER ON N2M1K6

Between: Millhouse Properties Landlord

And

Sarah Fredericks Tenant
Jerrad Lalande

This amended order is issued to correct a clerical error in the amount of arrears and the repayment period ordered in paragraph 3 of the original order issued on December 19, 2025. The corrections have been bolded and underlined for ease of reference in the order.

Millhouse Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Sarah Fredericks and Jerrad Lalande (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

On December 5, 2023, the parties elected to participate in Board facilitated mediation through the Tribunals Ontario online dispute resolution portal with the assistance of Dispute Resolution Officer (DRO) Christne Leitch. The Landlord's Agent, Andrew Millard, and the Tenant, Sarah Fredericks, on behalf of both Tenants, participated in the mediation.

The parties had requested to also resolve LTB-L-084020-25 however, a Board order was issued on December 5, 2025, as a result this resolution will only resolve LTB-L-084080-25.

As a result of the mediation the parties requested a consent order and I am satisfied that the parties understand the consequences of their consent.

The parties agreed to the following:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,411.00. It is due on the 1st day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$79.27. This amount is calculated as follows: \$2,411.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to December 31, 2025 are **\$4,194.00**.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord is not holding a last month rent deposit.
9. The parties consent to the non-voidable termination date set out in the order below.
10. The Tenant may vacate the unit earlier than the termination date by providing the Landlord with at least 30 days written notice.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the unit on or before June 30, 2026.
2. The Tenant shall pay **\$4,194.00** to the Landlord for arrears of rent up to December 31, 2025 and costs
3. The Tenant shall pay the amount set out in paragraph 2 in accordance with the following schedule:
 - a) **\$1,500.00 in full on or before December 20, 2025;**
 - b) **\$911.00 in full on or before January 20, 2026;** and
 - c) \$1,783.00 in full on or before February 20, 2026.
4. The Tenant shall also pay the lawful monthly rent in full and on time as it comes due and owing beginning January 1, 2026 and for the duration of the re-payment period or until the arrears are paid in full, whichever occurs first.
5. If the Tenant fails to comply with the conditions set out in paragraphs 3 and/or 4 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant earlier than June 30, 2026. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
6. The Tenant shall also pay the Landlord compensation of \$79.27 per day for the use of the unit starting July 1, 2026 until the date the Tenant moves out of the unit.
7. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

8. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after July 1, 2026.

December 19, 2025

Date Issued

January 23, 2026

Date Issued

Christine Leitch

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on January 1, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.