



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

File Number: LTB-L-087258-25

In the matter of: Unit 45, 216 COPPER ST
SUDBURY ON P3E6E8

Between: ISLES OF INNISFREE NON-PROFIT HOMES INC. Landlord

And

ELIISA KANGASNIEMI Tenant

ISLES OF INNISFREE NON-PROFIT HOMES INC. (the 'Landlord') applied for an order to terminate the tenancy and evict ELIISA KANGASNIEMI (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 7, 2026.

The Landlord's Legal Representative John Cramer and the Tenant attended the hearing.

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 consequences of the joint submission.

The parties agreed:

1. That Tuomo Kangasniemi be removed as a Tenant on this application.
2. The arrears of rent up to January 31, 2026 and costs are \$7,174.00.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$7,174.00 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:

Payment Date	Payment Amount
January 15, 2026	\$855.00
February 1, 2026	\$265.00
March 1, 2026	\$265.00
April 1, 2026	\$265.00
May 1, 2026	\$265.00
June 1, 2026	\$265.00
July 1, 2026	\$265.00
August 1, 2026	\$265.00
September 1, 2026	\$265.00
October 1, 2026	\$265.00
November 1, 2026	\$265.00
December 1, 2026	\$265.00
January 1, 2027	\$265.00
February 1, 2027	\$265.00
March 1, 2027	\$265.00
April 1, 2027	\$265.00
May 1, 2027	\$265.00
June 1, 2027	\$265.00
July 1, 2027	\$265.00
August 1, 2027	\$265.00
September 1, 2027	\$265.00
October 1, 2027	\$265.00
November 1, 2027	\$265.00
December 1, 2027	\$265.00
January 1, 2028	\$224.00
TOTAL	\$7,174.00

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 January 1, 2028 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 January 31, 2026.

January 29, 2026
Date Issued

 Sean Ramage
 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before January 31, 2026

Rent Owing To January 31, 2026	\$6,988.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$7,174.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before February 9, 2026

Rent Owing To February 28, 2026	\$7,843.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$8,029.00

C. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$6,329.77
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$6,515.77
Plus daily compensation owing for each day of occupation starting January 8, 2026	\$28.11 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	