



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

File Number: LTB-L-093266-25

In the matter of: 201, 50 LARCH STREET
SUDBURY ON P3E1B9

Between: COULSON ENTERPRISES INC. Landlord

And

GORDON KIRKHAM Tenant

COULSON ENTERPRISES INC. (the 'Landlord') applied for an order to terminate the tenancy and evict GORDON KIRKHAM (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by videoconference on January 21, 2026. The Landlord's representative Shane Laverdure and the Tenant Gordon Kirkham participated in mediation. The Tenant also consulted with Tenant Duty Counsel prior to the mediation.

The parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The total arrears owing to the Landlord up to January 1, 2026, including the application filing fee of 186.00, are \$7,496.00.
2. While the arrears are outstanding, the Tenant shall pay their lawful monthly rent as follows:
 - a) February 2026 rent on or before February 28, 2026.
 - b) Starting March 1, 2026, the Tenant shall pay the lawful monthly rent that becomes due while the arrears are outstanding no later than the first day of the month for which the rent is due.
3. Starting March 15th, 2026, for a period of 10 consecutive months, the Tenant shall make monthly payments of \$700.00 to the Landlord due on or before the 15th day of every month. The Tenant shall make one last payment of \$496.00 due on or before the 15th of the 11th month (January 15, 2027).

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 28, 2026

Date Issued

Isabelle Bouvier

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.