



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

File Number: LTB-L-095222-25

In the matter of: LOT 512, 1713 HWY 11
KILWORTHY ON P0E 1G0

Between: Gordon Velander O/A Big Pine Acres Mobile Home Park Landlord

and

Cheryl Schell Tenant

Gordon Velander O/A Big Pine Acres Mobile Home Park (the 'Landlord') applied for an order to terminate the tenancy and evict Cheryl Schell (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 21, 2026.

The Landlord's representative, Carmen Dawdy, and the Tenant attended the hearing.

At the hearing the parties reached an agreement. The Landlord's representative consented to the agreement on behalf of the Landlord, and I am satisfied that Tenant understood the terms of the consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$6,288.82 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:

DATE PAYMENT DUE	AMOUNT
On the 21 st day of each month commencing February 21, 2026, to February 21, 2028	\$250.00 each month
March 21, 2028	\$38.82

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 2026, to March 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 Board 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 26, 2026
Date Issued

Adeela Alvez
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.