



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

File Number: LTB-L-096369-25

In the matter of: 300 BOULLEE ST
LONDON ON N5Y1V1

Between: London and Middlesex Community Housing Landlord

And

Laura Sanford Tenant

London and Middlesex Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Laura Sanford (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Prior to the videoconference hearing on January 23, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Corrie Sanford, and the Tenant participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

- A. The current lawful rent as of March 1, 2026 is \$1061.00 and it will be due on the first of the month.
- B. The Tenant already paid the rent for the month of February 2026.

It is ordered on consent that:

- 1. The Tenant shall pay to the Landlord \$5526.00 which represents arrears of rent up to January 31, 2026 and the filing fee.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
1. \$300.00	On or before January 27, 2026
2. \$300.00	On or before February 10, 2026
3. \$300.00	On or before February 24, 2026
4. \$300.00	On or before March 10, 2026
5. \$300.00	On or before March 24, 2026
6. \$300.00	On or before April 7, 2026
7. \$300.00	On or before April 21, 2026
8. \$300.00	On or before May 5, 2026
9. \$300.00	On or before May 19, 2026
10. \$300.00	On or before June 2, 2026
11. \$300.00	On or before June 16, 2026
12. \$300.00	On or before June 30, 2026
13. \$300.00	On or before July 14, 2026
14. \$300.00	On or before July 28, 2026
15. \$300.00	On or before August 11, 2026
16. \$300.00	On or before August 25, 2026
17. \$300.00	On or before September 8, 2026
18. \$300.00	On or before September 22, 2026
19. \$126.00	On or before October 6, 2026

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 October 31, 2026, 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 30, 2026

Date Issued

Monica Dairo

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.