



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

**File Number:** LTB-L-093188-25

**In the matter of:** 104, 260 CLYDE RD  
CAMBRIDGE ON N1R1L1

**Between:** Clyde Road Holdings Landlord

**And**

Kelly Spencer Tenant

Clyde Road Holdings (the 'Landlord') applied for an order to terminate the tenancy and evict Kelly Spencer (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes, and (L1 Application)
- the Tenant has been persistently late in paying the Tenant's rent. (L2 Application)

This application was scheduled to be heard by videoconference on December 22, 2025. The Landlord's legal representative, Eric Schroeder and the Tenant attended the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, 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 terms and consequences of their consent.

**Agreed Facts:**

1. The lawful monthly rent is \$1,600.00. It is due on the 1st day of each month.
2. The arrears of rent owing to December 31, 2025, inclusive of the application filing fee of \$186.00 are \$4,166.00.

**On consent of the parties, it is ordered that:**

1. The Tenant shall pay to the Landlord \$4,166.00 which represents the arrears of rent and the application filing fee (\$186.00) for the period ending December 31, 2025.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - a. A payment of \$166.00 on or before January 20, 2026; and

- b. Payments of \$400.00 on or before the 20<sup>th</sup> day of each month starting February 20, 2026, and continuing each month until November 20, 2026.
3. The Tenant shall also pay to the Landlord the lawful monthly rent on time and in full as it comes due and owing on the 1st day of each month, for an 18-month period commencing January 1, 2026, and continuing to June 1, 2027.
4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance owed to the Landlord by the Tenant 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 *Residential Tenancies Act, 2006* (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 December 31, 2025.

**January 29, 2026**  
**Date Issued**

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Britney Sooknanan  
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.