



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

File Number: LTB-L-090415-25

In the matter of: 3, 101 MULCASTER ST
BARRIE ON L4M3M7

Between: Northern Diversified Ltd. Landlord

And

Patricia Niemeyer Tenant

Northern Diversified Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Patricia Niemeyer (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on January 20, 2026.

The Landlord's Agent, Emmanuel Akinyede, and the Tenant attended.

The parties voluntarily participated in a Board facilitated mediation and mutually agreed to resolve all the issues in the application. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$795.72. This amount represents \$609.72 for arrears of rent up to January 31, 2026, and the \$186.00 application filing fee.
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 of Payment
February 17, 2026	\$397.86
March 15, 2026	\$397.86

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 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 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 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 January 31, 2026.

January 28, 2026
Date Issued

Eno Ubia
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.