



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

File Number: LTB-L-096403-25

In the matter of: 116 RAILROAD AVE
SAULT STE. MARIE ON P6B1T6

Between: BIG NORTH CAPITAL INC. Landlord

And

MARNIE LEAHY Tenants
ERIN LEAHY
CHAD GULLEY

BIG NORTH CAPITAL INC. (the 'Landlord') applied for an order to terminate the tenancy and evict MARNIE LEAHY, ERIN LEAHY and CHAD GULLEY (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants' rent; (L2 Application).

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

The Landlord's representative, Angie Gravelle, and the Tenants Erin Leahy, and Chad Gulley were present. The Tenant represented on behalf of Marnie Leahy. The parties reached consent and requested an order on consent confirming their agreement.

I was satisfied the parties understood the terms and consequence of this order.

It is agreed that:

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. The Tenants paid the rent arrears owing to January 31, 2026.
5. This order resolves both applications.

It is ordered that:

1. The Tenancy between the Landlord and the Tenants will continue if the tenants meet the conditions set out below.
2. The Tenants shall pay the Landlord the lawful rent in February on or before February 23, 2026.
3. The Tenant shall pay the Landlord the monthly rent due on or before the first day of the month for the period March 1, 2026, to February 1, 2027.
4. If the Tenants fail to make any of the payments in paragraph 2 or 3 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenants, for an order terminating the tenancy and evicting the Tenant.
5. The Tenants shall pay to the Landlord \$186.00 for the cost of filing the application on or before January 23, 2026. If the Tenants do not pay the Landlord the full amount owing in paragraph 5 of this order, the Tenants will start to owe interest. This will be simple interest calculated from the day following the breach of payment, at 4.00% annually on the balance outstanding.

January 27, 2026
Date Issued

Maryam Cooper
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.