



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

File Number: LTB-L-096754-25

In the matter of: 368 KATHLEEN AVE
SARNIA ON N7T1E7

Between: Housing Services - County of Lambton Landlord

And

Fe-Neisha Davy-Sibblies Tenant

Housing Services - County of Lambton (the 'Landlord') applied for an order to terminate the tenancy and evict Fe-Neisha Davy-Sibblies (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Prior to the videoconference hearing on January 28, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord Agent, Tina Buono, and the Tenant participated in the mediation. The Tenant also consulted with Tenant Duty Counsel prior to 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 agreed by the parties that:

- A. The Tenant made a payment of \$1728.00 towards arrears to the Landlord. This payment is already reflected in the total amount owing in paragraph 1 of this order.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2325.00 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
\$325.00	On or before January 31, 2026
\$2000.00	On or before February 28, 2026

3. The Tenant shall also pay to the Landlord new rent for February 2026 **on or before February 13, 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.

February 3, 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.