



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

File Number: LTB-L-097958-25

In the matter of: 23, 515 NORTH SERVICE RD
STONE CREEK ON L8E5X8

Between: Laurie Didyk-Mindorff Landlord

And

Carolyn Lawrence Tenant

Laurie Didyk-Mindorff (the 'Landlord') applied for an order to terminate the tenancy and evict Carolyn Lawrence (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 application); and
- the Tenant has been persistently late in paying their rent (L2 application).

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's Representative, Nicole Ruby, the Landlord's support person, Kristen Mindorff, 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 agreed by the parties that:

- A. Rent is due on the first of the month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$9486.00 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
\$1580.67	On or before the 20th day of each month for 5 months from <u>February 20, 2026</u> <u>until and including June 20, 2026</u>
\$1582.65	On or before July 20, 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 until and including July 1, 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 paragraphs 2-3 of 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.
5. The Tenant **shall also** pay rent in full and on time by the **first (1st)** day of the month for a period of **6 months** from **August 1, 2026 until and including January 1, 2027**.
6. If the Tenant fails to comply with the conditions set out in paragraph 5 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

February 5, 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.