



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

File Number: LTB-L-095317-25

In the matter of: 304, 203 CANNIFTON RD.
BELLEVILLE ON K8N4V5

Between: 2148124 Ontario Ltd C/O Quinte Property
Management

Landlord

And

Kaitlin Gannon

Tenant

2148124 Ontario Ltd C/O Quinte Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Kaitlin Gannon (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on January 22, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Kevin Kordahi.

The Landlord's representative, Ian MacInnis, the Landlord's agent, Gary Lyall, and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

The parties agreed that:

1. This order on consent is in full and final resolution of all matters regarding the tenancy to the date of the hearing.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,302.00 for arrears of rent up to January 31, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
On or before February 20, 2026	\$400.00

On or before March 20, 2026	\$400.00
On or before April 20, 2026	\$400.00
On or before May 20, 2026	\$400.00
On or before June 20, 2026	\$400.00
On or before July 20, 2026	\$400.00
On or before August 20, 2026	\$400.00
On or before September 20, 2026	\$400.00
On or before October 20, 2026	\$102.00

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on or before the 1st day of each month for the period February 1, 2026, to October 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 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 5, 2026
Date Issued

Kevin Kordahi
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.