



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096304-25

In the matter of: 3, 1183 WALKER ROAD
WINDSOR ON N8Y2N8

Between: Jeff Blake Landlord

And

Janet Lamoureux Tenant

Jeff Blake (the 'Landlord') applied for an order to terminate the tenancy and evict Janet Lamoureux (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on January 28, 2026.

The Landlord was self-represented.

The Tenant was self-represented and did not speak with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The lawful monthly rent is \$1,365.00.
2. The total amount the Tenant owes to the Landlord is \$633.00 including arrears of rent (\$447.00) and costs (\$186.00) up to January 31, 2026.
3. The Landlord will apply the interest on the last month's rent deposit (\$77.11) to the arrears effective January 30, 2026.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$555.89 which represents the arrears of rent (\$447.00) and costs (\$186.00) outstanding for the period ending January 31, 2026, minus the interest owing on the last month's rent deposit (\$77.11).
2. The Landlord's application for eviction of the Tenant is denied on the condition that:

- a. The Tenant shall make the following payments to the Landlord in respect of the monies owing under paragraph 1 of this order:

Date Payment Due	Amount of Payment
January 30, 2026	\$100.00
February 28, 2026	\$38.00
March 31, 2026	\$38.00
April 30, 2026	\$38.00
May 31, 2026	\$38.00
June 30, 2026	\$38.00
July 31, 2026	\$38.00
August 31, 2026	\$38.00
September 30, 2026	\$38.00
October 31, 2026	\$38.00
November 30, 2026	\$38.00
December 31, 2026	\$38.00
January 31, 2027	\$37.89

- b. The Tenant shall also pay the Landlord the rent for the months of February 2026 up to and including January 2027 in full, on or before the 1st day of each corresponding month or until the arrears are paid in full, whichever date is earliest.
3. If the Tenant fails to make any of the payments in accordance with paragraph 2, and by the dates required, then:
- a. 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, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
- b. The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

February 3, 2026
Date Issued

Angela McLaughlin
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.