



**Order under Section 77(8)
Residential Tenancies Act, 2006**

File Number: LTB-L-109593-25-SA

In the matter of: 109 Shannon St.
Orillia ON L3V 1G3

Between: Thomas Thorn Landlord

And

Amanda Walker (Burns) Tenant

Thomas Thorn (the 'Landlord') applied for an order to terminate the tenancy and evict Amanda Walker (Burns) (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on September 19, 2025, with respect to application LTB-L-042919-25. An ExParte Order, LTB-L-109593-25 was issued January 9, 2026. The Tenant filed a motion to set aside order LTB-L-109593-25 on January 14, 2026.

The motion was scheduled for a merits hearing, via video conference, on February 2, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenant and the Landlord participated.

The parties agreed to resolve the issues in the Landlord's application and the Tenant's set aside motion and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

On consent of the parties, it is ordered that:

1. The motion to set aside Order LTB-L-109593-25, issued on January 9, 2026, is granted.
2. Order LTB-L-109593-25, issued on January 9, 2026, is set aside and cannot be enforced.
3. This Order - LTB-L-109593-25-SA - shall replace any previous agreement or Order.

4. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 30, 2026.
5. **If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.**
6. **Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after May 1, 2026.**
7. If the rental unit has not been vacated on or before April 30, 2026, the Landlord may also collect a per diem rate of \$52.19 (based on \$1 587.37 per month X 12 months / 365 days) for use of the unit starting May 1, 2026 to the day the Tenant vacates the unit.
8. The last month's rent deposit shall be applied to the period April 1 - 30, 2026.
9. The Tenant shall pay to the Landlord \$6 352.70, representing the rent arrears up to and including February 28, 2026 and the \$186.00 application filing fee. This is an agreed-to lowered amount owing.
10. The Tenant shall pay the amount owing, as per paragraph 9 above, and the monthly rent as it comes due as follows:
 - a. March 2026 monthly rent on or before March 1, 2026;
 - b. \$1 000.00 on or before February 28, 2026;
 - c. \$1 000.00 on or before March 31, 2026;
 - d. Commencing April 30, 2026, the Tenant shall pay \$500.00 on or before the last day of each and every month until the amount owing is paid in full. The final payment shall occur on or before December 31, 2026 and will be in the amount of \$352.70.
11. If the Tenant fails to make any one of the payments as per paragraph 10a), 10b) and/or 10c) above, then the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to this Order shall become immediately due and owing and the Landlord may, without notice to the Tenant apply to the Board 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 February 28, 2026.
12. If there is a breach in any payment, the balance becomes due and payable immediately and Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing the date following the breach.

13. In exchange for vacant possession of the rental unit, the Landlord shall pay to the Tenant \$1 000.00 via e-transfer. Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing the day after vacant possession is provided to the Landlord.
14. With zero days notice to the Landlord, the Tenant may provide written notice to the Landlord of her intention to terminate the tenancy prior to April 30, 2026 and the last month's rent deposit shall be applied accordingly.

February 3, 2026

Date Issued

Susan Parsons

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.

In accordance with Section 81 of the Act, the part of this Order relating to the eviction expires on November 1, 2026 if the Order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.