



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

**File Number:** LTB-L-091594-25

**In the matter of:** 307, 178 FIVE ARCHES DR  
PAKENHAM ON K0A2X0

**Between:** Carebridge Community Support Landlord

**And**

Tasha Southgate Tenant

Carebridge Community Support (the 'Landlord') applied for an order to terminate the tenancy and evict Tasha Southgate (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on January 15, 2025. Instead, the Landlord's Legal Representative, Shelby Whittick, the Landlord's Agent, Stephanie Lee, and the Tenant's Legal Representative, Linda Tranter engaged in private settlement discussions. The parties reached an agreement and requested an order on consent to resolve the application.

I was satisfied that the parties understood the terms and consequences of their consent.

**Agreed Facts:**

1. The rent arrears owing to January 31, 2026 are \$3,626.00.
2. The Landlord incurred costs of \$186.00 for filing the application. The Tenant shall pay to the Landlord \$93.00 towards the cost of filing the application.

**It is ordered on consent of the parties that:**

1. The Tenant shall pay to the Landlord \$3,719.00. This amount includes rent arrears owing up to January 31, 2026 and a portion of the cost of filing the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - \$234.00 by the first day of each month starting February 1, 2026, and continuing each month until April 1, 2027; and
  - A final payment of \$209.00 by May 1, 2027.

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 between February 1, 2026 to May 1, 2027, 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.
5. This order on consent is in full and final settlement of this application.

**February 3, 2026**

**Date Issued**

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**Shadiyah Stoute**

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.