



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-098939-25

In the matter of: 2, 429 EVA AVE
SUDBURY ON P3C4N5

Between: Mandy Branham Landlord

And

Shirley Rogers Tenant

Mandy Branham (the 'Landlord') applied for an order to terminate the tenancy and evict Shirley Rogers (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on February 3, 2026. The following parties participated in the mediation: The Landlord, Mandy Branham, and the Tenant, Shirley Rogers.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. The current monthly rent is \$1,072.68 and is due on the 1st day of each month.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord **\$588.80** for arrears of rent up to **February 28, 2026** and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - **\$588.80 on or before April 30, 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 **March 1, 2026 to April 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 **February 28, 2026**.

February 13, 2026
Date Issued

Rolland Roopchand
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.