



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

File Number: LTB-L-098999-25

In the matter of: 403 KATHLEEN AVE
SARNIA ON N7T1G1

Between: Housing Services - County of Lambton Landlord

And

Samantha Scott Tenant

Housing Services - County of Lambton (the 'Landlord') applied for an order to terminate the tenancy and evict Samantha Scott (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on February 3, 2026. The Landlord's legal representative, Tina Buono, and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Hudson.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$6,264.55, which represents the arrears of rent (\$6,018.55), plus NSF fees (\$60.00), plus the filing fee (\$186.00) for the period ending February 28, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 of this order as follows:
 - a) For the month of February 2026, the following payments represent arrears (\$2,754.00), plus NSF fee (\$60.00) plus the filing fee (\$186.00) to be paid as follows:
 - a. \$400.00 on or before February 9, 2026 (arrears plus filing fee); AND
 - b. \$800.00 on or before February 13, 2026 (arrears plus NSF fee); AND
 - c. \$1,000.00 on or before February 20, 2026 (arrears); AND

- d. \$800.00 on or before February 27, 2026 (arrears); AND
- b) For the month of March 2026, the following payments represent arrears (\$1,608.00) plus lawful rent for March 2026 (\$1,392.00) to be paid as follows:
 - a. \$400.00 on or before March 10, 2026 (rent); AND
 - b. \$800.00 on or before March 13, 2026 (rent); AND
 - c. \$1,000.00 on or before March 20, 2026 (rent \$192.00 plus arrears \$808.00); AND
 - d. \$800.00 on or before March 27, 2026 (arrears); AND
- c) For the month of April 2026, the following payments represent arrears (\$1,656.55) plus lawful rent for April 2026 (\$1,392.00) to be paid as follows:
 - a. \$1,300.00 on or before April 10, 2026 (rent); AND
 - b. \$1,000.00 on or before April 18, 2026 (rent \$92.00 plus arrears \$908.00); AND
 - c. \$748.55 on or before April 24, 2026 (arrears).
- 3. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing. The Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant, and requiring that the Tenant pay any new arrears that became owing after February 28, 2026.

February 12, 2026
Date Issued

Sonja Hudson
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.