



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-105268-25-SA

In the matter of: 32 High St
Morrisburg ON K0C1X0

Between: Alan Atkinson
Jannine Atkinson
Landlords

And

Stephanie Peters
Tenant

Alan Atkinson and Jannine Atkinson (the 'Landlords') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Stephanie Peters (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on April 8, 2025, with respect to application LTB-L-090874-24.

Application LTB-L-090874-24 was an L2 application based on an N5 notice for interfering with reasonable enjoyment and the L2 also claimed an amount owing for outstanding utilities. The parties entered into a consent agreement to resolve the application, and the Consent Order was issued April 8, 2025.

The Landlords filed this L4 application, LTB-L-105268-25, on December 12, 2025.

The Landlords' application was resolved by order LTB-L-105268-25, issued on December 15, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-105268-25 on January 16, 2026. A stay was placed on the order on January 19, 2026, and a hearing was scheduled to decide the motion.

This motion was scheduled to be heard by videoconference on February 3, 2026. Guiseppe Rizzuto, Licenced Paralegal, represented the Landlords. The Tenant was present and represented by Amber Miller, Lawyer.

The parties resolved the application and requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. The Landlords consent to the Tenant's motion to set aside order LTB-L-105268-25.
- b. The parties agreed that the original order, LTB-L-090874-24, is amended.
- c. The reason for the breach of the original order has been resolved.

On consent of the parties, it is ordered that:

1. The Tenant's motion to set aside order LTB-L-105268-25, issued on December 15, 2025, is granted.
2. Order LTB-L-105268-25, issued on December 15, 2025, is set aside and cannot be enforced.
3. The previous order issued on April 8, 2025, with respect to LTB-L-090874-24 is replaced by paragraph 4 to 6 of this order.
4. The Tenant shall pay the Landlords \$663.84 for unpaid utility costs owing up to April 3, 2025, in accordance with the following schedule:
 - a) \$332.00 on or before February 20, 2026; and
 - b) \$331.84 on or before March 20, 2026
5. The Tenant shall keep the utility bill accounts in good standing up to and including April 30, 2027.
6. If the Tenant fails to comply with the conditions set out in paragraphs 4 or 5 of this order, the Landlords may apply under section 78 of the Residential Tenancies Act, 2006 (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlords must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

February 12, 2026
Date Issued

Joanne Lolato
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.