



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

File Number: LTB-L-104813-25

In the matter of: 20, 95 MORNINGCALM DR
CAMBRIDGE ON N1R8H7

Between: Lusitania Villas of Cambridge Inc. Landlord
Trevarren Property Management

And

Jody-Ann Noble Tenant

Lusitania Villas of Cambridge Inc. and Trevarren Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Jody-Ann Noble (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties requested mediation through the Board via the Online Dispute Resolution tool of the Tribunals Ontario Portal. The application was mediated by videoconference on February 5, 2026. The Landlord's Representative Eric Schroeder and the Tenant Jody-Ann Noble were present.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

It is ordered on Consent that:

1. The Tenant shall pay to the Landlord \$3,186.00, which represents the arrears of rent and costs (\$186.00) outstanding for the period ending February 28, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$500.00 on or before the first day of each month starting March 1, 2026, through to and including August 1, 2026; and
 - b) a final payment of \$186.00 on or before September 1, 2026.

3. The Tenant shall also pay the Landlord the rent in full and on time, on or before the first day of each corresponding month for the months of March 2026 to September 2026, or until there are no arrears owing, whichever comes first.
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 10, 2026
Date Issued

Monique Browne
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.