



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

File Number: LTB-L-097933-25

In the matter of: 105, 285 RIDGE RD
GRAVENHURST ON P1P1X9

Between: MUSKOKA MUNICIPAL NON-PROFIT HOUSING CORPORATION Landlord

And

SHERRY NOBLE Tenant

MUSKOKA MUNICIPAL NON-PROFIT HOUSING CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict SHERRY NOBLE (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on February 3, 2026. The Landlord's agent, Jessica Little, the Tenant and the Tenant's legal representative, Jayson Swain attended the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$628.00. It is due on the 1st day of each month.
2. On the application the Landlord is named as Breda Boothby and Jessica Little. The parties mutually requested to amend the application to correctly identify the Landlord as Muskoka Municipal Non-Profit Housing Corporation.

On consent it is ordered that:

1. The application is amended to correctly identify the Landlord as Muskoka Municipal Non-Profit Housing Corporation.

2. The Tenant shall pay to the Landlord \$6,974.55 which represents arrears of rent (\$6,788.55) plus the application filing fee (\$186.00) for the period ending February 28, 2026.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - Payments of \$100.00 on or before the 20th day of each month starting on February 20, 2026, and continuing each month until October 20, 2031; and
 - a final payment of \$74.55 on or before November 20, 2031.
4. The Tenant shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting March 1, 2026 and continuing each month until November 1, 2031, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenant fails to make any one of the payments in accordance with paragraphs 3 and 4 of this order, 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 *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pays any new arrears, NSF fees and related charges that became owing after February 28, 2026.

February 10, 2026
Date Issued

Floredana Ungureanu
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.