



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-093508-25

In the matter of: 407, 21 Coldwater Rd.
Orillia, ON L3V 8B2

Between: 21 Coldwater Road West Holdings Inc. Landlord

And

Brenda Humphrys Tenant

21 Coldwater Road West Holdings Inc. (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Brenda Humphrys (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on February 4, 2026, by video conference, at which time the parties decided to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillanique Knight.

The Landlord's legal representative, Emily Barbati, and the Landlord's agent, Andrew Nichol attended the hearing. The Tenant, Brenda Humphrys, also attended the hearing. The Tenant did not speak to Tenant Duty Counsel prior to mediation.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I am satisfied that the parties understood the terms of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,602.00. This amount represents:
 - a) \$1,416.00 for arrears owing up to February 28, 2026; and
 - b) \$186.00 for the fee paid by the Landlord for filing the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$562.00 on or before February 6, 2026.
 - b) \$200.00 on or before February 9, 2026.
 - c) \$200.00 on or before the last day of each month, beginning February 28, 2026, up to and including April 30, 2026.
 - d) \$240.00 on or before May 31, 2026.

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on the first (1st) of the month, for the period beginning March 1, 2026, through to May 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 12, 2026
Date Issued

Dillanique Knight
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.