



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-098897-25

In the matter of: 1, 587 SECOND LINE W
SAULT STE. MARIE ON P6C 2K3

Between: 587 Second Line Inc Landlord
Jason Naccarato

and

Miranda Lynn Toulouse Tenant

587 Second Line Inc and Jason Naccarato (the 'Landlord') applied for an order to terminate the tenancy and evict Miranda Lynn Toulouse (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a Hearing scheduled on February 9, 2026 by videoconference where the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord's Agents Jason Naccarato (Property Manager) and Alok Sood (owner of 587 Second Line Inc) and the Tenant participated in the mediation. The Tenant received legal advice about this application.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) There may be issues with the Landlord's Notice to End Tenancy Early for Non-payment of Rent (N4 Notice) that could affect outcomes at a Merits Hearing, but all parties are aware of this and still wish to move forward with this Order on Consent.
- 2) The current rent is \$1,650.00. It is due on the 1st day of each month.
- 3) The Tenant has paid \$2,000.00 to the Landlord since the application was filed.
- 4) The rent arrears owing to February 28, 2026 are \$4,000.00.
- 5) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlord \$4,186.00. This amount includes rent arrears owing up to February 28, 2026 and the cost of filing the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
March 15, 2026	\$300.00
April 15, 2026	\$300.00
May 15, 2026	\$300.00
June 15, 2026	\$300.00
July 15, 2026	\$300.00
August 15, 2026	\$300.00
September 15, 2026	\$300.00
October 15, 2026	\$300.00
November 15, 2026	\$300.00
December 15, 2026	\$300.00
January 15, 2027	\$300.00
February 15, 2027	\$300.00
March 15, 2027	\$300.00
April 15, 2027	\$286.00

3. The Tenant shall also pay to the Landlord new rent in full and on time for the period March 1, 2026 to April 1, 2027, 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.
5. This order on consent is in full and final settlement of this application.

February 12, 2026
Date Issued

 Denise Hannivan
 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.