



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

File Number: LTB-L-100701-25

In the matter of: 406 HAIG ST
SUDBURY ON P3C1C6

Between: Theresa Cerilli Landlord

And

Cody Alexander Tenants
Jessica Chretien

Theresa Cerilli (the 'Landlord') applied for an order to terminate the tenancy and evict Cody Alexander and Jessica Chretien (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on February 10, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlord's Representative, Togo Boczek, and the Tenant, Cody Alexander, on behalf of both Tenants were present. The Tenant met with the Tenant Duty Counsel prior to the mediation. As a result of the mediation the parties mutually agreed to resolve all matters at issue 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 Tenants shall pay to the Landlord \$9,606.00. This amount represents \$9,420.00 for arrears of rent up to February 28, 2026, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$600.00 towards arrears of rent on or before March 15, 2026.
 - \$600.00 towards arrears of rent on or before April 15, 2026.
 - \$600.00 towards arrears of rent on or before May 15, 2026.
 - \$800.00 towards arrears of rent on or before the 15th day of each month, beginning June 15, 2026, up to and including February 15, 2027, and remaining \$606.00 on or before March 15, 2027.

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing on the first of each month from March 1, 2026, to March 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after February 28, 2026.

February 17, 2026
Date Issued

Maryam Cooper
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.