



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-103994-25

In the matter of: 104, 125 CAMBRIDGE PL
SAULT STE. MARIE ON P6A6E8

Between: Jason Walker Landlord

And

Nancy Aelick Tenant

Jason Walker (the 'Landlord') applied for an order to terminate the tenancy and evict Nancy Aelick (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on February 12, 2026. The Landlord and the Tenant attended the hearing.

At the hearing, the parties engaged in mediation. 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 parties agree that although the monthly rent is due on the 1st day of each month, the monthly rent will be payable in two installments for the period of March 2026 to June 2026. The rent will be payable as follows:
 - A first installment of the rent in the amount of \$1,048.00 is payable to the Landlord on or before the 1st day of each month; and
 - A second installment of the rent in the amount of \$644.99 is payable to the Landlord on or before the 20th day of each month.
2. The parties agree that commencing July 2026, the full monthly rent will be due and payable on the 1st day of each month, in accordance with the lease agreement.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,656.68 which represents arrears of rent (\$3,470.68) plus the application filing fee (\$186.00) 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 payment of \$2,048.00 on or before February 20, 2026; and
 - Payments of \$500.00 on or before the 20th day of each month starting on March 20, 2026, and continuing each month until May 20, 2026; and
 - a final payment of \$108.68 on or before June 20, 2026.
3. The Tenant shall also pay to the Landlord new rent in accordance with paragraph 1 of the Agreed Facts, for the period March 1, 2026 to June 20, 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 24, 2026
Date Issued

Sandra Sabourin
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.