



Order under Section Residential Tenancies Act, 2006

File Number: LTB-L-003454-26

In the matter of: 5, 685 DEVERON CRES
LONDON ON N5Z4S1

Between: Pam Gardens Non Profit Housing Inc. Landlord

And

Nicole Kilmer Tenant

Pam Gardens Non Profit Housing Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Julie Black (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was mediated by videoconference on February 18, 2026. Paralegal, Thomas Schoenleber, attended on behalf of the Landlord along with Tina Marie Huse. The Tenant attended. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

General information:

L2 Application – Persistent Late Payment of Rent

1. The Tenant has persistently failed to pay the rent on the date it was due.
2. The current monthly rent is \$928.00 due on the 1st day of each month. The rent account is up to date for the period ending February 28, 2026.
3. Pursuant to section 78 of the Act, the parties agree the Tenant will pay the Landlord the monthly rent on or before the 1st of each month from March 1, 2026 to February 28, 2027 (12 months).
4. The Tenant agrees to pay the Landlord's filing fee of \$186.00 in 3 installments, subject to interest provisions.

On consent, it is ordered that:

1. The Tenant shall pay the Landlord the current monthly rent from March 1, 2026 to February 28, 2027(12 months).
2. If the Tenant fails to comply with the conditions set out in this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
3. The Tenant shall pay the Landlord the Landlord's filing costs of \$186.00 as follows: (1) \$62.00 minimum on or before March 1, 2026 (2) \$62.00 minimum on or before April 1, 2026 and (3) \$62.00 on or before May 1, 2026. If the total is not paid in full by May 1, 2026, commencing May 2, 2026 the Landlord may charge interest, at the post judgement rate of 4.0% annually on any balance owing.

March 4, 2026
Date Issued

Shawn Hayman
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.