



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

File Number: LTB-L-002638-26

In the matter of: 89 GRINDSTONE RD
SUNDRIDGE ON P0A1Z0

Between: Ontario Aboriginal Housing Support Services Landlord
Corp. c/o Infinity Property Services

And

Heather Lavigne Tenant
Nathan Lavigne

Ontario Aboriginal Housing Support Services Corp. c/o Infinity Property Services (the 'Landlord') applied for an order to terminate the tenancy and evict Heather Lavigne and Nathan Lavigne (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Prior to the hearing date, On February 18, 2026, the parties engaged in settlement discussions using the Tribunals Ontario Online Dispute Resolution tool with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, Crystal Francey, and the Tenants were present.

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.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord **\$1,623.00** for arrears of rent up to **February 28, 2026**, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

<u>Payment Date</u>	<u>Payment Amount</u>
March 1, 2026	\$125.00
April 1, 2026	\$125.00
May 1, 2026	\$125.00

June 1, 2026	\$125.00
July 1, 2026	\$125.00
August 1 2026	\$125.00
September 1, 2026	\$125.00
October 1, 2026	\$125.00
November 1, 2026	\$125.00
December 1, 2026	\$125.00
January 1, 2027	\$125.00
February 1, 2027	\$125.00
March 1, 2027	\$123.00

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **March 1, 2026**, to **March 31, 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**.

February 26, 2026
Date Issued

 Michelle Forrester
 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.

