



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

File Number: LTB-L-001593-26

In the matter of: 2154 BASE LINE
OTONABEE ON K9J6X7

Between: Sabine Goepper Landlord

And

David Woods Tenants
Mallorie Dee

Sabine Goepper (the 'Landlord') applied for an order to terminate the tenancy and evict David Woods and Mallorie Dee (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

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

This application was mediated by videoconference on February 17, 2026.

The Landlord Agent Bethann Corfe and the Tenants David Woods and Mallorie Dee, attended the hearing.

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.

Agreed Facts:

1. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.

2. Commencing **April 1, 2026**, the Tenants will pay the monthly rent on or before the **first (1st)** day of each and every month for an **eighteen (18)** month period ending **September 1, 2027**
3. If the Tenants fail to comply with the conditions set out in paragraph **2** of 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 Tenants. 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 Tenants.
4. The Tenants shall pay to the Landlord \$186.00 for the cost of filing the application on or before **March 20, 2026**.

March 3, 2026
Date Issued

Sarah Harriman
Hearings Officer, Landlord and Tenants 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.