



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

File Number: LTB-L-104730-25

In the matter of: 50 Cabot St
Sudbury ON P3C4K3

Between: Greater Sudbury Housing Corporation Landlord

And

Sandra Gboms Tenant

Greater Sudbury Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Sandra Gboms (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on February 19, 2026, by video conference. The parties elected to participate in board facilitated mediation with the assistance of Hearings Officer, Maryam Cooper.

The Landlord's Legal Agent, Marcelle Dubois, and the Tenant were present.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The parties agreed that:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on January 31, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$1,509.00. It was due on the 1st day of each month.
5. The rent arrears owing to January 31, 2026, is \$5,651.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. There is no last month's rent deposit.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of January 31, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$5,837.00. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall pay the Landlord the amount in paragraph 2 of this order in accordance with the following schedule:
 - a) \$50.00 on or before March 1, 2026
 - b) \$50.00 on or before April 1, 2026,
 - c) \$50.00 on or before May 1, 2026
 - d) \$200.00 starting June 1, 2026, to September 1, 2028,
 - e) \$87.00 on or before October 1, 2028.
4. If the Tenant does not pay the Landlord full amount in accordance with paragraph 3 of this order, the full balance in paragraph 2 of this order will become payable and owing to the Landlord on the day following the breach of payment. The Tenant will start to owe interest. This will be simple interest, at 4.00% annually on the balance outstanding.

February 27, 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.