



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-093077-25

In the matter of: 30, 394 AUDEN RD
GUELPH ON N1E6Z6

Between: Guelph Non Profit Housing Landlord

And

Elizabeth Perry Tenant

Guelph Non Profit Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Elizabeth Perry (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant (L2 Application).

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

The application was heard by videoconference on February 24, 2026. The Landlord's agent Chelsea Donaghy 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 Tenant agrees to remove the unauthorized lock on the rental unit on or before February 24, 2026.

On consent of the parties, it is ordered that:**L1 Application**

1. The Tenant shall pay to the Landlord \$7,209.00 which represents arrears of rent (\$7,023.00) plus the application filing fee (\$186.00) for the period ending February 28, 2026.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
On or before March 1, 2026	\$100.00
On or before April 1, 2026	\$100.00
On or before May 1, 2026	\$100.00
On or before June 1, 2026	\$100.00
On or before July 1, 2026	\$100.00
On or before August 1, 2026	\$100.00
On or before September 1, 2026	\$100.00
On or before October 1, 2026	\$6,509.00

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 October 1, 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 Tenants, 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.

L2 Application

5. If the Tenant complies with the payment plan and payment of rent on time in accordance with paragraphs 2 and 3 above, the tenancy between the Landlord and the Tenant continues if the Tenant also meets the conditions set out in paragraph 6 and 7, beginning March 31, 2026 and continuing to March 30, 2028.
6. The Tenant shall secure tenant insurance coverage and provide proof of the insurance to the Landlord on or before March 31, 2026.

7. The Tenant shall maintain tenant insurance coverage, in accordance with the terms of the lease.
8. If the Tenant fails to comply with the conditions set out in paragraphs 6 and 7 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 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.

March 5, 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.