



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-051701-25-RV

In the matter of: 212, 12 A MEADE ST
BRIGHTON ON K0K1H0

Between: NORTHUMBERLAND COUNTY HOUSING CORPORATION Landlord

And

Darrell McDonald Tenant

Review Order

NORTHUMBERLAND COUNTY HOUSING CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict Darrell McDonald (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-051701-25 issued on September 17, 2025.

On September 26, 2025, the Tenant requested a review of the order, and that the order be stayed until the request to review the order is resolved.

On September 29, 2025 interim order LTB-L-051701-25-RV-IN was issued, staying the order issued on September 17, 2025

On November 3, 2025, interim order LTB-L-051701-25-RV-IN2 was issued, granting the request for a review and adjourning the rehearing.

This rehearing was heard by videoconference on February 27, 2026.

The Landlord's Legal Representative Sara Mathew, the Landlord's Agents Kerry Smith and Julie Kennedy, the Tenant's Legal Representative Peter Vance, and the Tenant attended the rehearing.

Determinations:

1. At the outset of the hearing, the parties requested an order on consent. I was satisfied that the Tenant understood the conditions of the consent agreement.
2. The Tenant's Legal Representative undertook to provide confirmation to the Landlord's Legal Representative on or before March 6, 2026, that ODSP was processing a lump sum payment on behalf of the Tenant to be paid to the Landlord.

On consent, it is ordered that:

1. The arrears of rent owing to the Landlord for the period ending February 28, 2026, are \$9,964.00 including the application fee.
2. The Tenant agrees to make a lump sum payment of \$3,000.00 on or before March 13, 2026.
3. On or before the 1st day of each month commencing April 1, 2026, until October 1, 2027, the Tenant shall pay to the Landlord \$360.00 towards the arrears of rent.
4. On or before the 1st day of November 1, 2027, the Tenant shall make a final payment to the Landlord in the amount of \$124.00.
5. The Tenants shall also pay to the Landlord the lawful rent on or before the 1st day of each month commencing April 1, 2026 until the arrears of rent are repaid in full.
6. 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.

March 2, 2026
Date Issued

Robert Patchett
Vice Chair, 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.