



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

**File Number:** LTB-L-106888-25

**In the matter of:** 580 CHARLES ST  
SAULT STE. MARIE ON P6C3L9

**Between:** Whitesell Properties (B2021) Inc Landlord

**And**

Dale Johnson Tenants  
Elizabeth Robertson

Whitesell Properties (B2021) Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Dale Johnson and Elizabeth Robertson (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

Mediation was held on March 3, 2026. The following parties participated in the mediation: The Landlord's agent, Jeffrey Belanger, the Landlord, Jeffery Whitesell, the Tenant Elizabeth Robertson's representative, Katherine Haist, the Tenant Elizabeth Robertson's support, Leah Morris, and the and the Tenants, Dale Johnson and Elizabeth Robertson.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

### **Agreed Facts:**

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 lawful rent is \$1,825.00.
3. Based on the Monthly rent, the daily rent/compensation is \$60.00. This amount is calculated as follows: \$1,825.00 x 12, divided by 365 days.
4. The total rent arrears owing to the Landlord are \$9,005.00.
5. The parties agree that the Tenant, Elizabeth Robertson is liable only for a portion of the arrears accrued during the period of October 1, 2025 to November 16, 2025.
6. The rent arrears owing by Elizabeth Robertson to from October 1, 2025 to November 16, 2025 are \$1,368.75

7. The Tenant, Dale Johnson, is responsible for the total arrears less the portion to be paid by Elizabeth Robertson.
8. The rent arrears owing by Dale Johnson are \$7,822.25
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. There is no last month's rent deposit.
11. This order on consent represents a final, non-voidable termination of this tenancy.

**It is ordered on consent that:**

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before March 3, 2026.
2. If the unit is not vacated on or before March 3, 2026, then starting March 4, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after March 4, 2026.
4. The Tenant, Elizabeth Robertson, shall pay to the Landlord \$1,368.75 which represents a specific portion of the arrears of rent plus costs for the period ending November 16, 2025.
5. The Tenant, Elizabeth Robertson shall pay to the Landlord the amount set out in paragraph 5 in accordance with the following schedule:
  - \$100.00 on or before the 20<sup>th</sup> day of each month during the period of March 20, 2026 to March 20, 2027; and
  - \$68.75 on or before April 20, 2027.
6. If the Tenant, Elizabeth Robertson fails to make any one of the payments in accordance with this order, the outstanding balance to be paid by the Tenant Elizabeth Robertson to the Landlord pursuant to paragraph 4 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006. The Landlord has the right to collect the balance outstanding under this Order.
7. On or before March 3, 2026, the Tenant, Dale Johnson, shall pay to the Landlord \$7,822.25 which represents a specific portion of the arrears of rent plus costs for the period ending March 3, 2026.
8. If the Tenant, Dale Johnson fails to make the payments in accordance with paragraph 7 of this order, the outstanding balance to be paid by the Tenant Dale Johnson to the Landlord pursuant to paragraph 7 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006. The Landlord has the right to collect the balance outstanding under this Order.

9. This Order on Consent is in full and final settlement of this application.

**March 5, 2026**  
**Date Issued**

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Ryan Gacnik  
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on September 4, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.