



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-080942-25

In the matter of: 1207 SOUTHDALE RD E
LONDON ON N6E1B3

Between: London and Middlesex Community Housing Landlord

And

Anna Terpstra
John Terpstra Tenants

London and Middlesex Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Anna Terpstra and John Terpstra (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on March 3, 2026. The Landlord's legal representative Corrie Sanford and Tenant Anna Terpstra attended the hearing. Tenant Anna Terpstra confirmed that she had authorization to act on behalf of Tenant John Terpstra.

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.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$5,512.00 which represents arrears of rent (\$5,326.00) plus the application filing fee (\$186.00) for the period ending March 31, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - A payment of \$1,014.00 on or before March 6, 2026; and
 - Payments of \$374.83 on or before the 20th day of each month starting on March 20, 2026, and continuing each month until January 20, 2027; and
 - A final payment of \$374.87 on or before February 20, 2027.

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 1, 2026 to February 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants 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 Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

March 9, 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.