



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-004964-26

In the matter of: 249 O'NEIL DR E
GARSON ON P3L1H6

Between: Sudbury Apartment Rentals Limited Landlord

And

Nicole Ranger Tenant

Sudbury Apartment Rentals Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Ranger (the 'Tenant') because the Tenants have been persistently late in paying the Tenants' rent.

This application was mediated by videoconference on March 2, 2026. Paralegal, John Cramer attended on behalf of the Landlord. The Tenant attended. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

General Information:

1. The Tenant has persistently failed to pay the rent on the date it was due. The rent is due on the 1st day of each month.
2. The current monthly rent is \$2,144.10.
3. The parties confirmed the monthly rent is up to date for the period ending March 31, 2026.
4. Pursuant to section 78 of the Act, the Tenant agrees to pay the monthly rent, on or before the 1st of each month from April 1, 2026 to March 31, 2027.

On consent, it is ordered that:

1. The Tenant shall pay the Landlord the monthly rent, on or before the 1st of each month from April 1, 2026 to March 31, 2027.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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 17, 2026

Date Issued

Shawn Hayman

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.