



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

File Number: LTB-L-093747-25-RV

In the matter of: Apt#3, 5 GUTCHER AVE
SUDBURY ON P3C3H5

Between: 1378661 Ontario Ltd

Landlord

And

Nelson Legault

Tenant

Review Order

1378661 Ontario Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Nelson Legault (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-093747-25 issued on January 26, 2026.

On February 4, 2026, the Tenant filed a request to review the order issued January 26, 2026, as the Tenant was not reasonable able to participate in the proceedings and that the order be stayed until the request to review the order is resolved.

On February 5, 2026, Interim Order LTB-L-093747-25-RV-IN was issued, staying the order issued on January 26, 2026, and directing the LTB to schedule a hearing of the Tenant's request to review.

The review request was scheduled to be heard in by videoconference on March 4, 2026, where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlord's authorized representative and daughter Maria Middleton, the Tenant Nelson Legault and the Tenant's lawyer Zoe St. Pierre, participated in the mediation. Parties reached an agreement and requested an order on consent to resolve the review and the application.

I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The request to review order LTB-L-093747-25 issued January 26, 2026, is granted.
2. Order LTB-L-093747-25 issued January 26, 2026, is cancelled and replaced with this order.

3. The Tenant shall pay to the Landlord \$4,826.00 for arrears of rent owing up to March 31, 2026, and costs.
4. The Tenant shall pay to the Landlord the amount in paragraph 3 in accordance with the following schedule:
 - a) Starting April 1, 2026, and continuing on the 1st of each month thereafter for a total of eleven (11) months, the Tenant will make equal monthly payments each in the amount of \$402.00
 - b) The Tenant will then make one final payment in the amount of \$404.00 on March 1, 2027.
5. The Tenant 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**, through to and including **March 1, 2027**, or until the arrears are paid in full, whichever date is earliest.
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 **March 31, 2026**.

March 12, 2026
Date Issued

Diego Fernandez-Stoll
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.