



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

File Number: LTB-L-088710-25-RV

In the matter of: APT 101, 30 SECORD ST
THUNDER BAY ON P7B3C4

Between: St. Paul's United Church Non-Profit Housing Corporation Landlord

And

Dale Hache Tenant

St. Paul's United Church Non-Profit Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Dale Hache (the Tenant) because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by Order LTB-L-088710-25 issued on December 5, 2025.

On January 5, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On January 5, 2026, interim order LTB-L-088710-25-RV-IN was issued, staying the order issued on December 5, 2025.

This request was scheduled to be heard by videoconference on March 4, 2026. Instead, the Landlord's representative, paralegal, Harshil Khabrani, Landlord's agent, Teri MacNeil, and the Tenant, Dale Hache participated in a mediation session. The Tenant did seek legal advice prior to the Hearing date.

Both parties consent to the Tenant's request to Review the Order and agreed to mediate the issues in the Landlord's L1 application. The parties reached an agreement and requested an order on consent to resolve the Request to Review.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1733.53. It is due on the 1st day of each month.
3. The rent arrears owing to March 31, 2026, are \$5,944.90.

4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The Landlord collected a rent deposit of \$1650.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.

On consent, it is ordered that:

1. The request to review Order LTB-L-088710-25, issued on December 5, 2025, is granted.
2. Order LTB-L-088710-25, issued on December 5, 2025, is cancelled and replaced with this order.
3. The tenancy between the Landlord and the Tenant continues if the tenant meets the following conditions:
4. The Tenant shall pay to the Landlord \$5,716.50 which represents arrears of rent (\$5,530.50) plus the application filing fee (\$186.00) for the period ending March 31, 2026.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
 - \$2,500.00 on or before May 15, 2026
 - **\$100.00** on or before the 1st day of each month, **from April 1, 2026**, to March 1, 2027. (12 months)
 - \$2,016.50 on or before April 15, 2027.
6. If the Tenant fails to make any one of the payments in accordance with paragraph 5 of this order, 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 *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pays any new arrears, NSF fees and related charges that became owing after March 31, 2026.
7. The Tenant will start to owe simple interest calculated at 4.00% annually on the balance outstanding, also starting the day after the first payment was missed. The Landlord has the right to collect the balance outstanding under this Order on Consent.

March 13, 2026
Date Issued

Pauline Brewster
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.