



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-097967-25-SA-RV

In the matter of: 310, 35 BLAKE ST
BARRIE ON L4M1J8

Between: M Residential Real Estate LP Landlord

And

Valerie Mills Tenant

M Residential Real Estate LP (the 'Landlord') applied for an order to terminate the tenancy and evict Valerie Mills (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant failed to meet a condition specified in the mediated settlement signed by the parties on May 16, 2025 with respect to application LTB-L-010040-25.

A hearing was held by videoconference on March 11, 2026 to consider this application.

The Landlord's representative Kristina Klein and the Tenant attended the hearing.

At the hearing, the parties mutually agreed to resolve all matters at issue with this application up to the day of the hearing and requested an order on consent. I was satisfied that the parties understood the terms of the consent.

Agreed Facts:

1. The Tenant failed to pay the lawful monthly rent due on November 1, 2025 and failed to pay \$200.00 toward the arrears on or before November 15, 2025.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$12,746.01 if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$14,399.94 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered, plus any additional rent that became due after April 30, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
 4. **If the Tenant does not pay the amount required to void this order, the Tenant must move out of the rental unit on or before April 30, 2026.**
 5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$11,070.86. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant.
 6. The Tenant shall also pay the Landlord compensation of \$54.38 per day for the use of the unit starting March 6, 2026, until the date the Tenant moves out of the unit.
 7. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.
 8. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
 9. 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 May 1, 2026.

March 19, 2026
Date Issued

Elena Jacob
Member, 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 of the Tenant expires on November 1, 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.