



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-080441-25

In the matter of: 201, 539 Armstrong Road
Kingston ON K7M0C6

Between: Jay Patry Enterprises LLC Landlord

And

Jessica Radford Tenant

Jay Patry Enterprises LLC (the 'Landlord') applied for an order to terminate the tenancy and evict Jessica Radford (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on March 10, 2026.

The Landlord's Legal Representative, Daniel Moak, attended on behalf of the Landlord.

The Tenant attended with Legal Representative, Dara Saunders.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The lawful monthly rent is \$1,884.55.
2. The total amount the Tenant owes to the Landlord is \$2,000.00 including arrears of rent (\$1,814.00) and costs (\$186.00) up to March 31, 2026.
3. Section 78 of the *Residential Tenancies Act, 2006* (the 'Act') will be attached to the arrears of rent up to March 31, 2026. Rent that comes due on or after April 1, 2026 will not be subject to section 78.
4. Pursuant to the Tenant receiving a proper N1 Notice of Rent Increase, the next lawful monthly rent increase may occur on or after August 1, 2026.
5. Charges for parking are included in the lawful monthly rent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$2,000.00 which represents the arrears of rent (\$1,814.00) and costs (\$186.00) outstanding for the period ending March 31, 2026.
2. The Tenant shall make the following payments to the Landlord in respect of the monies owing under paragraph 1 of this order:

Date Payment Due	Amount of Payment
April 30, 2026	\$100.00
May 31, 2026	\$100.00
June 30, 2026	\$100.00
July 31, 2026	\$100.00
August 31, 2026	\$100.00
September 30, 2026	\$100.00
October 31, 2026	\$100.00
November 30, 2026	\$100.00
December 31, 2026	\$100.00
January 31, 2027	\$100.00
February 28, 2027	\$100.00
March 31, 2027	\$100.00
April 30, 2027	\$100.00
May 31, 2027	\$100.00
June 30, 2027	\$100.00
July 31, 2027	\$100.00
August 31, 2027	\$100.00
September 30, 2027	\$100.00
October 31, 2027	\$100.00
November 30, 2027	\$100.00

3. The Tenant shall also pay the Landlord the rent for the months of April 2026 up to and including November 2027 in full, on or before the 1st day of each corresponding month, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any of the payments in accordance with paragraph 2 and by the dates required, then:
 - a. 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, and for the payment of any new NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
 - b. The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

March 16, 2026
Date Issued

Angela McLaughlin
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.