



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

File Number: LTB-L-105038-25

In the matter of: 19, 300 CHRISTINA ST S
SARNIA ON N7T2N5

Between: Rentpedia Inc Landlord

And

Mia Burbank Tenant

Rentpedia Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Mia Burbank (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

Rentpedia Inc (the 'Landlord') also applied for an order requiring Mia Burbank (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on March 12, 2026.

The Landlord's legal representative Jane Searle, Landlord's agent Shona Wensley, and the Tenant attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay the Landlord \$5,000.00, inclusive of the filing fee. This amount will be paid in installments of \$200.00 beginning April 1, 2026, and on the first of every month, up to (and including) April 1, 2028.

3. If the Tenant fails to comply with the conditions set out in paragraph 2 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 19, 2026
Date Issued

Brett Lockwood
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.