



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-012426-26

In the matter of: 13, 550 GEORGE ST
DUNNVILLE ON N1A3G4

Between: Dunnville Non Profit Housing Corporation Landlord

And

Sara Forrest Tenant

Dunnville Non Profit Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Sara Forrest (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

Dunnville Non Profit Housing Corporation (the 'Landlord') also applied for an order requiring Sara Forrest (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

Dunnville Non Profit Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Sara Forrest (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

These applications were resolved through Online Dispute Resolution on March 13, 2026.

Tricia Feist appeared as agent for the Landlord. The Tenant also attended and was self-represented.

Through mediation, the parties agreed to the following order on consent. I was satisfied that the parties understood and agreed to the terms below.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$2,729.00 for arrears of rent up to March 31, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$159.25 on or before July 1, 2026.

- b) \$197.00 on or before the first day of each month commencing August 1, 2026 and concluding August 1, 2027.
 - c) \$8.75 on or before September 1, 2027.
3. 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 to September 30, 2027, or until the arrears are paid in full, whichever date is earliest.
4. 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.
5. The Tenant shall pay the Landlord \$628.75 in outstanding water charges in the following manner:
- a) \$197.00 on or before April 1, 2026.
 - b) \$197.00 on or before May 1, 2026.
 - c) \$197.00 on or before June 1, 2026.
 - d) \$37.75 on or before July 1, 2026
6. The Tenant shall pay any water bill she receives, whether it is from the Landlord or the utility provider, within 30 days of receiving that bill.
7. If the Tenant fails to comply with the conditions set out in paragraph 5 or 6 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 18, 2026
Date Issued

Andrew Rowell
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.