



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

File Number: LTB-L-001120-26

In the matter of: 18, 18 SOPHIA ST E
BARRIE ON L4M 1Y3

Between: Simcoe County Corp Landlord

And

JESSICA WATSON Tenant

Simcoe County Corp (the 'Landlord') applied for an order to terminate the tenancy and evict JESSICA WATSON (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 11, 2026. The Landlord's Agent, Natalie Abramovich, and the Tenant, Jessica Watson, attended the hearing. The Tenant did not speak with duty counsel prior to the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$125.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$4.11. This amount is calculated as follows: \$125.00 x 12 months, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to March 31, 2026, are \$875.00.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord \$1,061.00 which represents arrears of rent (\$875.00) plus the application filing fee (\$186.00) for the period ending March 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$45.00 on or before the 1st day of each month, from April 1, 2026, to November 1, 2027 (20 months)
 - \$36.00 on or before December 1, 2027
3. The Tenant shall pay to the Landlord the lawful monthly rent for March on or before March 20, 2026.
4. 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 December 1, 2027, or until the arrears are paid in full, whichever date is earliest.
5. 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 2 and 3 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.

March 20, 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.