



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-108051-25

In the matter of: 21, 121A MOFFATT ST
ST CATHARINES ON L2P0G4

Between: 1473941 Ontario Ltd. o/a Premium Building Group Landlord

And

Erinn Brooke Russell Tenants
Rosemary Savoie

1473941 Ontario Ltd. o/a Premium Building Group (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Erinn Brooke Russell and Rosemary Savoie (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was scheduled to be heard by videoconference on March 17, 2026. Judith Callender, licenced representative, represented the Landlord. Lucy Continelli, agent of the Landlord was present. Rosemary Savoie attended on behalf of both Tenants.

The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. The current lawful monthly rent is \$2,357.50. It is due on the 1st of the month.
- b. The Landlord collected a last month rent deposit of \$2,300.00 on August 8, 2024. No interest has been paid to the Tenants on the deposit.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$12,736.00. This amount represents \$12,430.00 for arrears of rent up to March 31, 2026, \$120.00 for 6 NSF payments, and \$186.00 for the application filing fee (costs).

2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
April 1, 2026	\$800.00
May 1, 2026	\$800.00
June 1, 2026	\$800.00
July 1, 2026	\$800.00
August 1, 2026	\$800.00
September 1, 2026	\$800.00
October 1, 2026	\$800.00
November 1, 2026	\$800.00
December 1, 2026	\$800.00
January 1, 2027	\$800.00
February 1, 2027	\$800.00
March 1, 2027	\$800.00
April 1, 2027	\$800.00
May 1, 2027	\$800.00
June 1, 2027	\$800.00
July 1, 2027	\$736.00

3. The Tenants shall also pay to the Landlord the lawful monthly rent on or before the 1st day of each month starting April 2026 through to and including July 2027, or until the arrears are paid in full, whichever date is earliest:
4. If the Tenants fail to make any of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing

and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

March 23, 2026
Date Issued

Joanne Lolato
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.