



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

File Number: LTB-L-001614-26

In the matter of: 604, 1960-A PARIS ST
SUDBURY ON P3E 4V2

Between: Greater Sudbury Housing Corporation Landlord

and

Derrick Fleming Tenant

Greater Sudbury Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Derrick Fleming (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled for a videoconference hearing on March 18, 2026.

The Landlord's Agent Suzette Pellerin and the Tenant engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent. The Tenant received legal advice about this matter.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) This is a rent-geared-to-income subsidized unit.
- 2) The current rent is \$557.00. It is due on the 1st day of each month.
- 3) The Landlord is waiving collection of rent for March 2026.
- 4) The rent arrears owing to March 31, 2026 LESS March rent are \$4,085.00.
- 5) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 6) There is no last month's rent deposit.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant is terminated. **The Tenant must move out of the rental unit on or before March 31, 2026.**
2. The Tenant shall pay to the Landlord \$4,085.00. This amount includes rent arrears owing up to the date of the hearing, less rent for March 2026, plus the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Date Payment Due	Amount of Payment	Date Payment Due (continued)	Amount of Payment (continued)	Date Payment Due (continued)	Amount of Payment (continued)
April 1, 2026	\$50.00	August 1, 2028	\$50.00	December 1, 2030	\$50.00
May 1, 2026	\$50.00	September 1, 2028	\$50.00	January 1, 2031	\$50.00
June 1, 2026	\$50.00	October 1, 2028	\$50.00	February 1, 2031	\$50.00
July 1, 2026	\$50.00	November 1, 2028	\$50.00	March 1, 2031	\$50.00
August 1, 2026	\$50.00	December 1, 2028	\$50.00	April 1, 2031	\$50.00
September 1, 2026	\$50.00	January 1, 2029	\$50.00	May 1, 2031	\$50.00
October 1, 2026	\$50.00	February 1, 2029	\$50.00	June 1, 2031	\$50.00
November 1, 2026	\$50.00	March 1, 2029	\$50.00	July 1, 2031	\$50.00
December 1, 2026	\$50.00	April 1, 2029	\$50.00	August 1, 2031	\$50.00
January 1, 2027	\$50.00	May 1, 2029	\$50.00	September 1, 2031	\$50.00
February 1, 2027	\$50.00	June 1, 2029	\$50.00	October 1, 2031	\$50.00
March 1, 2027	\$50.00	July 1, 2029	\$50.00	November 1, 2031	\$50.00
April 1, 2027	\$50.00	August 1, 2029	\$50.00	December 1, 2031	\$50.00
May 1, 2027	\$50.00	September 1, 2029	\$50.00	January 1, 2032	\$50.00
June 1, 2027	\$50.00	October 1, 2029	\$50.00	February 1, 2032	\$50.00
July 1, 2027	\$50.00	November 1, 2029	\$50.00	March 1, 2032	\$50.00
August 1, 2027	\$50.00	December 1, 2029	\$50.00	April 1, 2032	\$50.00
September 1, 2027	\$50.00	January 1, 2030	\$50.00	May 1, 2032	\$50.00
October 1, 2027	\$50.00	February 1, 2030	\$50.00	June 1, 2032	\$50.00
November 1, 2027	\$50.00	March 1, 2030	\$50.00	July 1, 2032	\$50.00
December 1, 2027	\$50.00	April 1, 2030	\$50.00	August 1, 2032	\$50.00
January 1, 2028	\$50.00	May 1, 2030	\$50.00	September 1, 2032	\$50.00
February 1, 2028	\$50.00	June 1, 2030	\$50.00	October 1, 2032	\$50.00
March 1, 2028	\$50.00	July 1, 2030	\$50.00	November 1, 2032	\$50.00
April 1, 2028	\$50.00	August 1, 2030	\$50.00	December 1, 2032	\$50.00
May 1, 2028	\$50.00	September 1, 2030	\$50.00	January 1, 2033	\$35.00
June 1, 2028	\$50.00	October 1, 2030	\$50.00		
July 1, 2028	\$50.00	November 1, 2030	\$50.00		

4. Should the Tenant fail to make any of the payments as listed in this order, in full and on time while any arrears are outstanding, the entire remaining outstanding balance shall become due and payable starting the day after the first payment was missed. The Tenant will start to owe simple interest calculated at 4.00% annually on the balance outstanding, also starting the day after the first payment was missed.

5. This order is in full and final settlement of this application.

March 24, 2026
Date Issued

Denise Hannivan
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on October 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1

SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay if the tenancy is terminated

Rent Owing to March 31, 2026	\$4,456.00
Application Filing Fee	\$186.00
LESS the March 2026 rent that the Landlord is waiving	-557.00
Total amount owing to the Landlord	\$4,085.00