



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-098324-25-SA/LTB-L-105061-25-SA

In the matter of: F, 55 Ontario Street
Morrisburg ON K0C1X0

Between: Arlie Locke Landlord
Carol Locke

And

Chris White Tenant
Crystal White

Arlie Locke and Carol Locke (the 'Landlord') applied for an order to terminate the tenancy and evict Chris White and Crystal White (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on September 22, 2025 with respect to LTB-L-048501-25 as well as an order issued by the LTB on May 1, 2025 with respect to LTB-L-010387-25-SA.

The Landlord's applications were resolved by order LTB-L-098324-25, issued on December 1, 2025 as well as LTB-L-105061-25, issued on January 15, 2026. These orders were issued without hearings being held.

The Tenant filed motions to set aside orders LTB-L-098324-25 and LTB-L-105061-25.

These motions were heard by videoconference on March 16, 2026.

The Landlord's legal representative Daniel Moak, the Landlords, and the Tenant's legal representative Amber Miller attended the hearing. At the hearing the parties reached a consent. I was satisfied it was an informed consent.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-098324-25, issued on December 1, 2025, is granted.
2. Order LTB-L-098324-25, issued on December 1, 2025, is set aside and cannot be enforced.
3. The motion to set aside Order LTB-L-105061-25, issued January 5, 2026, is granted.
4. Order LTB-L-105061-25, issued January 5, 2026, is set aside and cannot be enforced.

5. The previous order issued on September 22, 2025 with respect to LTB-L-048501-25 is cancelled and replaced as follows. The previous order issued on May 1, 2025 with respect to LTB-L-010387-25-SA is cancelled and replaced as follows.
6. The Tenant shall ensure they email the Landlord all gas and electric bills once received at the rental unit.
7. The Tenant shall ensure that gas service to the rental unit remains active at all times beginning March 16, 2026 up to March 16, 2027.
8. The Tenant, guest of the Tenant, or occupant of the rental unit shall not park a second vehicle at the residential complex beginning March 16, 2026 to July 16, 2026.
9. As of the date of the hearing the Tenant owes the Landlord \$902.10 for unpaid water bills that have been transferred to the Landlord's property tax.
10. The Landlord expects more amounts will be transferred to their property tax as follows:
 - \$100.42 in March 2026;
 - \$157.44 in April 2026;
 - \$125.33 in May 2026;
 - \$145.69 in June 2026; and
 - \$130.02 in July 2026.
11. The Tenant shall pay the Landlord the total of \$1,561.00 owing for the water bills. Beginning March 20, 2026, and on the 20th of every month, up to (and including) May 20, 2027, the Tenant shall pay the Landlord the amount of \$100.00. The last payment of \$61.00 shall be made on or before June 20, 2027. Should any of the amounts as described in paragraph 8 not be transferred to the Landlord's property tax, the corresponding amount shall be deducted from the \$1,561.00 owing by the Tenant to the Landlord.
12. The Tenant shall ensure that water bills are not transferred to the Landlord's property tax by making the appropriate payments beginning August 1, 2026 up to July 31, 2027.
13. If the Tenant fails to comply with paragraphs 7, 8, 11, and 12 of this order, 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.

March 24, 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.