



Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-000992-26

In the matter of: 1, 52 MAIN ST E
SMITHS FALLS, ON, K7A1A4

Between:	S. LEE SARUMI	Landlord
	and	
	ELIZABETH STONE	Tenant

- [1] S. LEE SARUMI (the 'Landlord') applied for an order to terminate the tenancy and evict ELIZABETH STONE (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.
- [2] The application was scheduled to be heard by video conference on March 18, 2026. The Landlord was present and self-represented. The Tenant was present and self-represented.
- [3] The parties elected to participate in Landlord and Tenant Board ('LTB') facilitated mediation with the assistance of Nick Vescio, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.
- [4] The parties agreed to the following:
 - a. The current monthly rent is \$1,585.00
 - b. The total arrears outstanding up to March 31, 2026, including the application fee is \$3241.00
 - c. The parties have agreed to a payment plan to pay the arrears
 - d. The parties agreed to amend the name of the Tenant as stated on the Landlord's application to ELIZABETH STONE
- [5] 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.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord \$3241.00 which represents arrears of rent owing up to March 31, 2026, including the application filing fee.
2. The Tenant shall make the following payments to the Landlord in respect of the monies owing under paragraph 1 of this order:
 - (a) On or before the 1st of each month commencing on April 01, 2026, the Tenant shall pay the Landlord the regular monthly rent due each month until the arrears are paid in full
 - (b) On or before the 20th of each month commencing on April 20, 2026, the Tenant shall pay the Landlord \$300.00 each month towards the arrears up to and including January 20, 2027
 - (c) On or before February 20, 2027, the Tenant shall pay the Landlord \$241.00 towards the balance of the arrears
3. The parties agreed to amend the name of the Tenant as stated on the Landlord's application to ELIZABETH STONE.

March 23, 2026
Date Issued

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

Nick Vescio
Hearing Officer, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.