



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

File Number: LTB-L-006149-26

In the matter of: 109, 475 Ontario Street
Watford ON N0M2S0

Between: Housing Services - County of Lambton Landlord

And

Beatrice Joyce Tenant

Housing Services - County of Lambton (the 'Landlord') applied for an order to terminate the tenancy and evict Beatrice Joyce (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard on March 30, 2026, by video conference, On March 9, 2026, the parties elected to participate in Board facilitated mediation through the Tribunals Ontario online dispute resolution portal with the assistance of John Russett, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board.

This application was heard by videoconference on March 27, 2026.

The Landlord's agent, Tina Buono, and the Tenant, Beatrice Joyce attended the hearing. The parties agreed to resolve the issues in the Landlord's application and requested the Board to issue a Consent Order confirming their agreement.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The parties agree that:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$885.00. It is due on the 1st day of each month.
3. The Tenant has paid \$1,956.00 to the Landlord since the application was filed.
4. The rent arrears owing March 31, 2026, to are \$654.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenant owes the Landlord \$840.00 which represents the arrears of rent \$654.00 and application fee \$186.00 outstanding for the period ending March 31, 2026.
2. The Tenant shall pay to the Landlord the amount owing in paragraph 1 as follows:

	Date Payment Due	Amount of Payment
a.	March 31, 2026	\$140.00
b.	April 3, 2026	\$200.00
c.	April 31, 2026	\$100.00
d.	May 5, 2026	\$200.00
e.	May 29, 2026	\$1,00.00
f.	June 3, 2026	\$100.00 (Balance outstanding)

3. The Tenant shall also pay the Landlord the lawful monthly rent in full, on or before the first day (1) of each corresponding month for the months of April 1, 2026, up to and including June 1, 2026, or until there are no arrears owing, whichever comes first
4. If the Tenant fails to make any one of the payments in accordance with paragraphs 2 or 3 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant apply to the Landlord and Tenant Board 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 to pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

April 1, 2026
Date Issued

 John Russett
 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.