



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

File Number: LTB-L-005084-26

In the matter of: 380 East Street North
Sarnia ON N7T6Y4

Between: Catherine Tyrie Landlord

And

Brittany Harris Tenant

Catherine Tyrie (the 'Landlord') applied for an order to terminate the tenancy and evict Brittany Harris (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on March 24, 2026.

The Landlord attended with Legal Representative, Jeffrey Smith.

The Tenant was self-represented and spoke with Tenant Duty Counsel prior to the mediation. The Tenant's support person, Jeff Shaw, also attended.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree to the following:

1. The parties agree to a final, non-voidable eviction order with an eviction date of July 31, 2026. The application is amended to include an L3 application based on the parties' agreement to terminate the tenancy. As a consequence, the Tenant does not have the option to void the eviction order under subsections 74(4) or 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') by paying the outstanding rent arrears.
2. The lawful monthly rent is \$1,100.00. It is due on the 1st day of each month.
3. The total amount the Tenant owes to the Landlord is \$18,586.00 including arrears of rent (\$18,400.00) and costs (\$186.00) up to March 31, 2026.
4. The Landlord is not holding a last month's rent deposit.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated and the Tenant must move out of the rental unit on or before July 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after August 1, 2026.
4. If the Tenant vacates the rental unit on or before July 31, 2026, the Landlord shall waive all outstanding rent arrears owing up to March 31, 2026, and the application filing fee.
5. If the Tenant does not vacate the rental unit on or before July 31, 2026, the Tenant shall pay the Landlord \$18,586.00 representing:
 - \$18,400.00 – rent arrears to March 31, 2026; and
 - \$186.00 – application filing fee.
6. If the Tenant does not pay the Landlord the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding.
7. If the Tenant does not vacate the rental unit on or before July 31, 2026, the Tenant shall also pay the Landlord compensation of \$36.16 per day starting August 1, 2026 and continuing until the date the Tenant vacates the rental unit.
8. This order resolves all issues to the date of the mediation.

Additional conditions

9. The Tenant shall also make the following payments to the Landlord in respect of the monthly rent of \$1,100.00 for the months of April 1, 2026 to July 31, 2026:
 - \$200.00 – on or before April 1, 2026;
 - \$200.00 – on or before May 1, 2026;
 - \$200.00 – on or before June 1, 2026; and
 - \$200.00 – on or before July 1, 2026.
10. If the Tenant fails to make any of the payments under paragraph 9 above in full:
 - The Landlord may collect the entire outstanding balance from the amount set out in paragraph 5 immediately; and
 - The Tenant must also pay the balance of the new rent that has become owing since April 1, 2026. The amount owing is \$1,100.00 per month, and any payments made by the Tenant are to be applied to the total amount outstanding.

11. If the Tenant fails to make any of the payments in accordance with paragraph 9 and by the dates required, then the Landlord may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 5 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 9 of this order. This may result in the Board issuing an order that terminates the tenancy before July 31, 2026.

April 7, 2026
Date Issued

Angela McLaughlin
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 February 1, 2027 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.