



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

**File Number:** LTB-L-006213-26

**In the matter of:** 1113, 8885 RIVERSIDE DR E  
WINDSOR ON N8S1G9

**Between:** Angelica Wilkinson Landlord

**And**

Nicole Dauphinais Tenant

Angelica Wilkinson (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Dauphinais (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on March 31, 2026. The following parties participated in the mediation: The Landlord's representative, Kevin O'Brien and the Tenant.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

**On consent of the parties, it is ordered that:**

1. The Tenant shall pay to the Landlord **\$4,929.52** for arrears of rent up to March 31, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - **\$150.00 on or before April 10, 2026.**
  - **\$150.00 on or before April 24, 2026.**
  - **\$150.00 on or before May 8, 2026.**
  - **\$150.00 on or before May 22, 2026.**
  - **\$150.00 on or before June 5, 2026.**
  - **\$150.00 on or before June 19, 2026.**
  - **\$150.00 on or before July 3, 2026.**
  - **\$150.00 on or before July 17, 2026.**
  - **\$150.00 on or before August 14, 2026.**
  - **\$150.00 on or before August 28, 2026.**
  - **\$150.00 on or before September 11, 2026.**
  - **\$150.00 on or before September 25, 2026.**
  - **\$150.00 on or before October 9, 2026.**
  - **\$150.00 on or before October 23, 2026.**
  - **\$150.00 on or before November 6, 2026.**

- **\$150.00 on or before November 20, 2026.**
- **\$2,529.52 on or before December 4, 2026.**

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **April 1, 2026 to December 1, 2026**, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with 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 LTB within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006* for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

**April 7, 2026**  
**Date Issued**

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Rolland Roopchand  
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.