



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

File Number: LTB-L-005340-26

In the matter of: 1 (Main Floor), 1 LINWOOD ST
ST CATHARINES ON L2R1H2

Between: Michael Guinyou Landlord

And

Margaret Ford Tenant
Tanya Ford

Michael Guinyou (the 'Landlord') applied for an order to terminate the tenancy and evict Margaret Ford and Tanya Ford (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 25, 2026. The Landlord's legal representative, Anthony Corso, and the Tenant, Tanya Ford were in attendance. The Tenant, Tanya Ford, had permission to speak on behalf of the Tenant, Margaret Ford, who was not in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Richter.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

The parties agree that:

1. The tenancy between the Landlord and Tenant is terminated as of January 31, 2026, when the Tenant vacated the unit.
2. The lawful rent at the time of termination was \$1,692.50, due on the 1st day of each month.
3. The arrears owing to January 31, 2026, amount to \$8,000.00, inclusive of the \$186.00 filing fee.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$8,000.00, which represents the arrears of rent (\$7,814.00) plus the filing fee (\$186.00) for the period ending January 31, 2026.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 of this order as follows:
- a) \$300.00 on or before April 20, 2026 (arrears); AND
 - b) \$300.00 on or before May 20, 2026 (arrears); AND
 - c) \$300.00 on or before June 20, 2026 (arrears); AND
 - d) \$450.00 per month due on or before the 20th day of each month for a 15-month period starting in the month of July 2026, up to and including the month of September 2027 (arrears plus filing fee); AND
 - e) \$350.00 on or before October 20, 2027 (arrears).
3. If the Tenant defaults on the payment as noted in paragraph 2 of this order, the outstanding balance will become immediately due, and the Tenant will start to owe interest from the day following the date of default on the balance outstanding. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the *Residential Tenancies Act, 2006*, (the 'Act').

April 10, 2026
Date Issued

Sonja Richter
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.