



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

File Number: LTB-L-007158-26

In the matter of: 409 SUSAN AVE
CORNWALL ON K6J2E1

Between: SML Properties Inc. Landlord

And

Béatrice Ladouceur Tenants
Lawrence Murdoch
Michael Lascelle

SML Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Beatrice Ladouceur, Lawrence Murdoch and Michael Lascelle (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 1, 2026.

The Landlord's Representative, Manon Kelso, and the Tenants, Beatrice Ladouceur, Lawrence Murdoch and Michael Lascelle, attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$5,486.00 for arrears of rent up to April 30, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
On or before April 10, 2026	April's lawful rent
On or before April 20, 2026	\$250.00
On or before May 20, 2026	\$250.00
On or before June 20, 20256	\$250.00
On or before July 20, 2026	\$250.00
On or before August 20, 2026	\$250.00

On or before September 20, 2026	\$250.00
On or before October 20, 2026	\$250.00
On or before November 20, 2026	\$250.00
On or before December 20, 2026	\$250.00
On or before January 20, 2027	\$250.00
On or before February 20, 2027	\$250.00
On or before March 20, 2027	\$86.00

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period May 1, 2026, to March 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 9, 2026
Date Issued

 Sheena Brar
 Member, 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.