



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-107605-25

In the matter of: 804, 831 QUEENSTON RD
STONE CREEK ON L8G1B2

Between: Victoria Park Community Homes

Landlord

And

Melissa Arnott

Tenant

Victoria Park Community Homes (the 'Landlord') applied for an order to terminate the tenancy and evict Melissa Arnott (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Victoria Park Community Homes (the 'Landlord') also applied for an order requiring Melissa Arnott (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was heard by videoconference on April 2, 2026.

The Landlord's Representative, Patrick Langille, the Tenant, Melissa Arnott and the Tenant Support, Jamie Shedden attended the hearing. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

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

Agreed Facts:

1. At the mediation the parties agreed the only amount owing to the Landlord is the filing fee.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
2. The Tenant shall pay the amount owing in paragraph (1) in accordance with the following schedule:
 - a) On or before May 1, 2026, and every 1st day of the month up for 7 payments up to and including November 1, 2026, \$25.00.
 - b) On or before December 1, 2026, \$11.00.
3. If the Tenant fails to make a payment, the remaining balance becomes immediately due and owing and, the Tenant will start to owe interest. This will be simple interest calculated from the day after the defaulted payment at 4.00% annually on the balance outstanding.

April 15, 2026
Date Issued

Tanya Speedie
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.