



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-003631-26

In the matter of: 6544 Beatty Ln. N.
Fergus ON N1M2W3

Between: James Keating Construction (2004) Limited Landlord

And

Carrie Sorensen Tenant

James Keating Construction (2004) Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Carrie Sorensen (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on April 9, 2026. The following parties participated in the mediation: The Landlord's representative, Sarah Shannon and the Tenant, Carrie Sorensen.

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

The parties agreed that:

1. The Tenant will pay to the Landlord rent for the period of May 2026 and June 2026 on or before June 15, 2026.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord **\$28,986.00** for arrears of rent up to April 30, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - **\$2,500.00 on or before May 4, 2026.**
 - **\$2,500.00 on or before May 11, 2026.**
 - **\$20,000.00 on or before May 25, 2026.**
 - **\$3,986.00 on or before June 15, 2026.**
3. 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 April 30, 2026.

April 20, 2026
Date Issued

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.