



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

File Number: LTB-L-009254-26

In the matter of: 205A, 60 WEST ST
BLIND RIVER ON P0R1B0

Between: 60 WEST STREET HOLDING CORP. Landlord

And

EMILY AUBREY Tenant

60 WEST STREET HOLDING CORP. (the 'Landlord') applied for an order to terminate the tenancy and evict EMILY AUBREY (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was to be heard by videoconference on April 8, 2026. The Landlord's representative, Angie Gravelle, and the Tenant, Emily Aubrey attended the hearing. The Tenant did not speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,465.13. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$48.17. This amount is calculated as follows: $\$1,465.13 \times 12$, divided by 365 days.
4. The Tenant has paid \$3,931.00 to the Landlord since the application was filed.
5. The rent arrears owing to April 30, 2026, are \$1,314.26.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenant shall pay to Landlord \$1,500.26 for arrears of rent to March 31, 2026, which includes the application filing fee of \$186.00.
2. The Tenants shall pay to the Landlord the amount owing in paragraph 1 as follows:

	Date Payment Due	Amount of Payment
a.	April 30, 2026	\$300.00 (arrears and application filing fee)
b.	May 30, 2026	\$300.00 (arrears)
c.	June 30, 2026	\$200.00 (arrears)
d.	July 30, 2026	\$200.00 (arrears)
e.	August 30, 2026	\$300.26 (Balance outstanding arrears)

2. The Tenant 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 August 1, 2026, or until the arrears are paid in full, whichever date is earliest.
3. If the Tenant fails to make any one of the payments in accordance with paragraphs 2 or 3 of 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 Landlord and Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant to pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 14, 2026
Date Issued

 John Russett
 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.