



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-009780-26

In the matter of: 28 VICTORIA AVE
CAMBRIDGE ON N1S1X4

Between: RIGHT PLACE PROPERTIES LTD. Landlord

And

MARGRET A. ROSS Tenant
GRACE THOMSON-PROCTOR

RIGHT PLACE PROPERTIES LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict MARGRET A. ROSS and GRACE THOMSON-PROCTOR (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 14, 2026

The Landlords representative Ms. Lavimodiere and the Tenants representative Mr. Yinger attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$20,568.00** for arrears of rent and costs up to **April 30, 2026**.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - (a) Effective June 1, 2026, and on or before the first day of each consecutive month thereafter, for a period of 37.5 consecutive months, the Tenant's will pay the lawful rent together with an additional \$550.00 per month representing arrears. This payment schedule will continue until all arrears and filing fees have been paid in full.
3. 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**, until the arrears are paid in full.
4. 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 paragraphs 1, 2, 3, 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 Act 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**.

5. On consent the parties agree that the lawful rent is set at \$2,550.00 and is due and payable on the first day of each month.
6. On consent the parties agree that all communication between the Landlord and Tenants shall be via the email provided on the lease. In the event, of a true emergency the Tenants are permitted to use the Landlord's Ltb-L-009780-26 telephone number as provided.

April 15, 2026

Date Issued

Suzy Franklyn

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.