



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

File Number: LTB-L-005450-26

In the matter of: 5358 RIDGE RD
RAMSAYVILLE ON K0A2Y0

Between: National Capital Commission Landlord

And

Tammy Arbour Tenants
Ruth Arbour

National Capital Commission (the 'Landlord') applied for an order to terminate the tenancy and evict Tammy Arbour and Ruth Arbour (the 'Tenant's') because:

- The Tenants has been persistently late in paying the Tenant's rent.
The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on April 13, 2026, where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Agent Maryam Jan Mohammadi, and the Tenants, Tammy Arbour and Ruth Arbour participated in the mediation. The Tenants didn't speak with Tenant Duty Counsel and was able to consent on behalf of all Tenants.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understand the terms and consequences of their consent.

It is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meets the conditions set out below.
2. For a period of twelve consecutive months, starting on May 1, 2026, up to and including April 1, 2027, the Tenants shall pay the lawful monthly rent to the Landlord in full and on time, on or before the first day of each month.
3. If the Tenants fails to meet the terms, as per paragraph 2 above, in this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, without notice to the Tenants, for an order terminating the tenancy and evicting the Tenants. The Landlord must make this application no later than 30 days after the Tenant's failure to meet a term.

4. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application on or before April 17, 2026.

April 24, 2026
Date Issued

Monique Browne
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.