



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-011959-26

In the matter of: 201, 105 Bridge Street
Picton ON K0K2T0

Between: Allan Shields Landlord

And

Janet Cairncross Tenant

Allan Shields (the 'Landlord') applied for an order to terminate the tenancy and evict Janet Cairncross (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on April 15, 2026.

The Landlord and the Tenant, represented by Sharon Powell engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of 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 \$73.84 for arrears of rent up to April 30, 2026, plus \$186.00 for the application filing fee. The total amount the Tenant shall pay to the Landlord is \$259.84.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$75.00 on or before April 30, 2026.
 - b) \$184.84 on or before June 1, 2026.
3. If the Tenant fails to make the payment in accordance with paragraph 2(a) 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 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 20, 2026.

4. If the Tenant fails to pay the full amount owing in accordance with paragraph 2(b) of this order on or before June 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from the date of the missed payment on the full amount outstanding.

April 17, 2026
Date Issued

Cheryl Lavoie
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.