



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

File Number: LTB-L-024213-26

In the matter of: 29 ARTHUR ST
CORNWALL ON K6H 4G4

Between: Chantal Menard Landlord
Yves Menard

And

Kelly Finn Tenant

Chantal Menard and Yves Menard (the 'Landlord') applied for an order to terminate the tenancy and evict Kelly Finn (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 8, 2026. The parties requested mediation with the assistance of a Dispute Resolution Officer through the Landlord and Tenant Board online portal.

The Landlord, Chantal Menard and the Tenant, Kelly Finn attended the mediation. The Landlord present confirmed she had the authority to consent on behalf of the Landlord, Yves Menard who was not present at the mediation.

As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The application is amended to include Yves Menard as a Landlord party to the application.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,578.10 for arrears of rent up to April 30, 2026, and this includes the Landlord's filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) On or before April 16, 2026, \$300.00.
 - b) On or before May 14, 2026, \$300.00.
 - c) On or before June 11, 2026, \$300.00.

- d) On or before July 9, 2026, \$300.00.
 - e) On or before August 7, 2026, \$378.10.
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 to August 31, 2026, or until the arrears are paid in full, whichever date is earliest.
 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 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 30, 2026.
 5. The application is amended, and Yves Menard is added as a Landlord party to the application.

April 21, 2026
Date Issued

Tanya Speedie
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.