



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

File Number: LTB-L-081543-25-AM-2

In the matter of: 1102 ELM AVE
WINDSOR ON N9A5H7

Between: Jeanette Marie Pillon Landlord

And

Lise Coupal Tenant

Pursuant to a written request from the Landlord that was filed with the Board on April 9, 2026, the order is clerically amended as bolded below.

Jeanette Marie Pillon (the 'Landlord') applied for an order to terminate the tenancy and evict Lise Coupal (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes.
- the Tenant has been persistently late in paying the Tenant's rent

This application was heard by videoconference on April 1, 2026.

The Landlord and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

Determinations:

1. The parties agreed the rent arrears owing to March 31, 2026 are \$12,880.00 plus the \$186.00 application filing fee for a total of \$13,066.00.
2. The Landlord is holding a rent deposit; the rent deposit shall be applied to the last month of the tenancy.

It is ordered on consent that:

1. The tenancy is terminated *May 1, 2026*; the Tenant shall vacate the unit on or before *May 1, 2026*.
2. *The Tenant owes the Landlord \$13,066.00 in arrears to March 31, 2026, including the application filing fee.*

3. *If the Tenant does not pay the Landlord the full amount owing from paragraph 2 on or before May 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 2, 2026, at 4.00% annually on the balance outstanding.*
4. If the unit is not vacated on or before *May 1, 2026*, then starting *May 2, 2026*, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after *May 2, 2026*.

April 7, 2026
Date Issued

April 9, 2026
Date Amended

April 21, 2026
Date 2nd Amended

Diane Wade

Member, 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.