



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

File Number: LTB-L-091518-25-RV

In the matter of: 126 Blucher Ave
Thunder Bay ON P7B4Y4

Between: TBDSSAB Landlord

and

Susie Nicholson Tenant

Review Order

TBDSSAB (the 'Landlord') applied for an order to terminate the tenancy and evict Susie Nicholson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was resolved by order LTB-L-091518-25 issued on January 29, 2026.

On March 3, 2026 the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On March 4, 2026, interim order LTB-L-091518-25-RV-IN was issued, staying the order issued on January 29, 2026.

The review request was heard by videoconference on April 16, 2026.

The Landlord's Agent, Ashley Crupi, and the Tenant's Legal Representative, Caycie Soke, attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

On consent, it is ordered that:

1. The request to review order LTB-L-091518-25 issued on January 29, 2026 is granted.
2. Order LTB-L-091518-25 issued on January 29, 2026 is cancelled and replaced with this order.
3. The Tenant shall pay to the Landlord \$7,800.00. This amount includes rent arrears and costs owing up to April 30, 2026.

4. The Landlord's application for eviction of the Tenant is denied on the condition that:
- (a) The Tenant shall pay \$6,307.00 on or before April 30, 2026.
 - (b) The Tenant shall pay installments of \$30.00 on or before the 15th day of the month for the sixty (60) month period commencing June 15, 2026 to May 15, 2031.
 - (c) The remaining balance of \$22.80 shall be paid on or before June 15, 2031.
 - (d) For the period of May 2026 to June 3031, or until the arrears are paid in full, whichever date is earliest, the Tenant shall pay the Landlord the monthly rent in full and by the first day of each corresponding month.
5. 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. Also, 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 *Residential Tenancies Act, 2006*, for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay the amount due and owing under this order and any new arrears, NSF fees and related charges that became owing after September 30, 2023. The order that results from this section 78 application is usually issued without a hearing.

April 23, 2026
Date Issued

Candace Aboussafy
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.