



**Order under Subsection 74(2)
Residential Tenancies Act, 2006**

File Number: LTB-L-012952-26

In the matter of: Unit #1, 35 St. Lawrence St.
Sudbury ON P3C2X3

Between: Adam Grose Landlord

and

Samantha Thomas Tenant

Adam Grose (the 'Landlord') applied for an order to terminate the tenancy and evict Samantha Thomas (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 20, 2026. Instead, the parties engaged in private settlement discussions.

Parties reached an agreement and requested an order on consent to resolve the application.

1. The Landlord advised the LTB that prior to the hearing the Tenant paid all the rent that was in arrears and all additional rent that would have been due under the tenancy agreement for the period ending April 30, 2026, and the filing fee.
2. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.
3. As a result of this order, no hearing will be held, and the LTB's file will be closed.

April 27, 2026
Date Issued

Lindsay Phomin
Hearings Officer, Landlord and Tenant Board

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