



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

File Number: LTB-L-013417-26; AND
LTB-T-004661-26; AND
LTB-L-025102-26

In the matter of: 301, 300 CATHARINE ST
Port Colborne ON L3K4L2

Between: 2798324 Ontario Inc. Landlord

And

Colleen Belanger Tenant

LTB-L-013417-26 L1 Application:

2798324 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Colleen Belanger (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 20, 2026.

At the hearing the parties on consent brought forward the following applications to resolve in the same hearing:

LTB-T-004667-26 T6 Application:

Colleen Belanger (the 'Tenant') applied for an order determining that 2798324 Ontario Inc. (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

LTB-L-025102-26 L2 Application:

2798324 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Colleen Belanger (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The Landlord's legal representative, Cassandra Lalee, the Landlord and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Richter.

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

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

The parties agree that:

1. On consent the parties brought forward files LTB-T-004661-26 and LTB-L-025102-26, to resolve with this order.
2. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy as of May 5, 2026.
3. The rent arrears owing to May 5, 2026, are \$9,567.10.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The current lawful rent is \$ 1,990.00. It is due on the 1st day of each month.
6. Based on the monthly rent, the daily rent/compensation is \$65.42. This amount is calculated as follows: \$1,990.00 x 12 months, divided by 365 days.
7. The Landlord collected a rent deposit from the Tenant, and this deposit has been used by the Tenant as payment towards rent that was due and is no longer being held by the Landlord.
8. The Tenant agrees to pay more towards the monthly arrears payment should the Tenant's financial situation allow in the future.

It is ordered on consent that:

1. The Tenant on consent has withdrawn the T6 application, the file LTB-L-004667-26 is now closed.
2. The Landlord on consent has withdrawn the L2 application, the file LTB-L-025102-26 is now closed.
3. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit on or before May 5, 2026.
4. The Tenant shall pay to the Landlord \$9,753.10, which represents the arrears of rent (\$9,567.10) plus the filing fee (\$186.00) for the period ending May 5, 2026.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 of this order as follows:
 - a) \$150.00 per month due on or before the 20th day of each month for a 65-month period starting in the month of May 2026, up to and including the month of September 2031 (arrears plus filing fee); AND
 - b) \$3.10 on or before October 20, 2031 (arrears).

6. If the Tenant defaults on any of the payments noted in paragraph 5 of this order, the outstanding balance will become immediately due, and the Tenant will start to owe interest from the day following the date of default on the balance outstanding. The monies owing shall bear interest at the post-judgement interest rate determined under section 207(7) of *Residential Tenancies Act, 2006*, (the 'Act').
7. If the Tenant has not vacated the rental unit on or before May 5, 2026, then the Tenant shall pay the Landlord compensation of \$65.42 per day for the use of the unit starting May 6, 2026, until the date the Tenant moves out of the unit.
8. If the Tenant has not vacated the rental unit on or before May 5, 2026, then starting May 6, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 6, 2026.

April 24, 2026
Date Issued

Sonja Richter

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.

In accordance with section 81 of the Residential Tenancies Act, 2006, (the 'Act'), the part of this order relating to the eviction expires on November 6, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.