



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

**File Number:** LTB-L-103996-25

**In the matter of:** 610 GREENBRIAR DR  
SUDBURY ON P3B3N8

**Between:** Native People of Sudbury Development Corporation Landlord

**And**

Starr Finlayson Tenant

Native People of Sudbury Development Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Starr Finlayson (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes; and
- the Tenant no longer qualifies to live in the rental unit.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on April 22, 2026. The Landlord's legal representative, Ashley Cassidy, the Landlord's agent, Jasmine Eshkakogan, the Tenant's support person, Jessica Baillargeon and the Tenant were in attendance.

The Tenant spoke with Tenant Duty Counsel at the hearing.

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. The rental unit is a Rent Geared to Income (RGI) unit and the Tenant understands they must provide all financial documentation required to assess RGI unit eligibility to the Landlord on or before May 8, 2026.

2. Where the Tenant does not provide the required financial documents for RGI unit eligibility assessment to the Landlord, the lawful rent will increase to market rent status.
3. The Tenant understands that it is the Tenant's responsibility to pay the lawful rent in full and on time and the acknowledges the Tenant will do so for a 12-month period starting May 1, 2026, through to and including April 1, 2027.
4. The Tenant will provide to the Landlord the full legal name and complete contact information for any support persons residing in the rental unit with the Tenant, as well as an estimated time frame for the duration the support person intends to reside at the unit.
5. The parties agree that as of the current date the Tenant does not qualify for the unit because the children of the Tenant are not residing with the Tenant in the unit. The parties agree that the terms of this order will allow the Tenant a reasonable opportunity for family reunification, thereby allowing the Landlord the opportunity to change their decision regarding unit eligibility.
6. The current lawful rent is \$756.00, due on the 1<sup>st</sup> day of each month.
7. The filing fee of \$186.00 has been paid by the Tenant prior to the hearing.

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$756.00, which represents the arrears of rent for the period ending April 30, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 of this order in full on or before April 28, 2026.
3. If the Tenant fails to make the payment in accordance with paragraph 2 this order, the outstanding balance of any arrears of rent to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing. The Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant, and requiring that the Tenant pay any new arrears that became owing after April 30, 2026.
4. The Tenant shall provide proof of family reunification showing the Tenant's children living full time with the Tenant in the unit on or before August 31, 2026. The proof required by the Landlord shall be by way of documentation from Kina Gbezhgomi Child and Family Services or a court order dated on or before August 31, 2026.
5. If the Tenant fails to comply with the conditions set out in paragraph 4 of this order, the Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant.

**April 29, 2026**  
**Date Issued**

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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.