



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-014361-26

In the matter of: 18 Notre Dame Trailer Park
Timmins ON P4R 0C9

Between: 2219506 Ontario Inc. Landlord

And

Roxanne Noel Tenant

2219506 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Roxanne Noel (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on April 16, 2026. The Landlord's agent, Diane Lachapelle and the Tenant attended the hearing. The Tenant did not meet with Duty Counsel prior to the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, 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 terms and consequences of their consent.

Agreed Facts:

1. On the application the Landlord is named as Diane Lachapelle and 2219506 Ontario Inc. The parties mutually requested to amend the application to correctly identify the Landlord as 2219506 Ontario Inc.
2. On the application the Postal Code of the rental unit is named as P4R 0E2. The parties mutually requested to amend the application to correctly identify the Postal Code of the rental unit as P4R 0C9.
3. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
4. As of the hearing date, the Tenant was still in possession of the rental unit.

5. The lawful rent is \$461.63. It is due on the 1st day of each month.
6. Based on the Monthly rent, the daily rent/compensation is \$15.18. This amount is calculated as follows: \$461.63 x 12 months, divided by 365 days.
7. The Tenant has not made any payments since the application was filed.
8. The rent arrears owing to April 30, 2026 are \$1,846.52.
9. The Landlord is entitled to \$200.00 for administration charges and bank fees the Landlord incurred as a result of 4 cheques given by or on behalf of the Tenant which were returned NSF.
10. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.
11. There is no last month's rent deposit.

On consent it is ordered that:

1. The application is amended to correctly identify the Landlord as 2219506 Ontario Inc.
2. The application is amended to correctly identify the Postal Code of the rental unit as P4R 0C9.
3. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
4. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$2,247.52 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.
5. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after April 30, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
6. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before April 30, 2026.**
7. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$1,567.14. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application and unpaid NSF charges. See Schedule 1 for the calculation of the amount owing.
8. The Tenant shall also pay the Landlord compensation of \$15.18 per day for the use of the unit starting April 17, 2026 until the date the Tenant moves out of the unit.

9. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.
10. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
11. 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 1, 2026.

April 27, 2026
Date Issued

Floredana Ungureanu
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 Act, the part of this order relating to the eviction expires on November 1, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before April 30, 2026

Rent Owing to April 30, 2026	\$1,846.52
Application Filing Fee	\$201.00
NSF Charges	\$200.00
Total the Tenant must pay to continue the tenancy	\$2,247.52

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing to Hearing Date	\$1,627.77
Application Filing Fee	\$201.00
NSF Charges	\$200.00
Total amount owing to the Landlord	\$2,028.77
Plus daily compensation owing for each day of occupation starting April 17, 2026	\$15.18 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	