



April 27, 2026

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

File Number: LTB-L-011840-26

In the matter of: 808, 21 KING ST
LONDON ON N6A5H3

Between: SKPM Rents 4 Landlord

And

MICHELLE L PICKERING Tenant

SKPM Rents 4 (the 'Landlord') applied for an order to terminate the tenancy and evict MICHELLE L PICKERING (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 22, 2026.

The Landlords Legal Representative Sara Ginman and the Tenant's Agent Rick Miles attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2356.98 for arrears of rent up to April 30, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
May 15, 2026	\$400.00
June 15, 2026	\$400.00
July 15, 2026	\$400.00
August 15, 2026	\$400.00
September 15, 2026	\$400.00
October 15, 2026	\$356.98

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period May 1, 2026, to October 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. 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 #2 #3 of this order shall become immediately due and owing and 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 Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after date arrears run to.

April 27, 2026
Date Issued

Jennifer Buckminster
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.