



## Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-031008-26

In the matter of: 4203, 4000 HUNGERFORD GATE  
KANATA ON K2L2T4

Between: 6881530 Canada Inc. Landlord

And

Karyn Pamela Laureen Mellor Tenant

6881530 Canada Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Karyn Pamela Laureen Mellor (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved with the assistance of DRO Franklyn and utilizing the LTB's dispute resolution process.

The Landlord and the Tenant participated in the process and have consented to the terms herein.

The parties before the LTB consented to the following order:

### It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$3,613.32** for arrears of rent and costs up to April 30, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - (a) Effective May 20, 2026, and on or before the 20<sup>th</sup> day of each consecutive month for a period of 6 consecutive months, the Tenant will pay an additional \$602.22 per month representing arrears and filing fees.
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**, until the arrears are paid in full.
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 paragraphs 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 **April 30, 2026**.

**April 28, 2026**

**Date Issued**

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**Suzy Franklyn**

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.