



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

File Number: LTB-L-021950-26

In the matter of: 28, 3438 GARRARD RD
WHITBY ON L1R 2C4

Between: DURHAM REGION NON-PROFIT HOUSING CORPORATION Landlord

and

Melanie Ingraham Tenant

DURHAM REGION NON-PROFIT HOUSING CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict Melanie Ingraham (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing scheduled on April 29, 2026 by videoconference.

The Landlord's Agent Arlene Herscheid and the Tenant engaged in private settlement discussions. Parties reached an agreement and requested an order on consent. The Tenant did not receive legal advice about this application.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The current rent is \$133.00. It is due on the 1st day of each month.
- 2) The Tenant has paid \$133.00 to the Landlord since the application was filed.
- 3) The rent arrears owing to April 30, 2026 are \$532.00.
- 4) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 5) There is no last month's rent deposit.

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlord \$718.00. This amount includes rent arrears owing up to April 30, 2026 and the cost of filing the application.

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 1, 2026	\$120.00
June 1, 2026	\$120.00
July 1, 2026	\$120.00
August 1, 2026	\$120.00
September 1, 2026	\$120.00
October 1, 2026	\$118.00

3. The Tenant shall also pay to the Landlord new rent in full and on time for the period May 1, 2026 to October 1, 2026, or until the arrears have been 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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.
5. This order on consent is in full and final settlement of this application.

May 1, 2026
Date Issued

 Denise Hannivan
 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.