



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

File Number: LTB-L-013545-26

In the matter of: 1, 293 HAZEL ST
SUDBURY ON P3C1J1

Between: Pine Street (No. 5) Inc. Landlord

And

Tanisha Johnson
Deidre Imbeau Tenants

Pine Street (No. 5) Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Tanisha Johnson and Deidre Imbeau (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

The application was heard by videoconference on April 29, 2026. The Landlord's agent Paula Peroni and the Tenants attended 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, and specifically that the tenancy would terminate.

Agreed Facts:

1. The parties agreed to terminate the tenancy on July 31, 2026.
2. The parties agreed that although the monthly rent is due on the 1st day of each month, the monthly rent for May 2026 will be payable on or before May 15, 2026.
3. The parties agreed that although the monthly rent is due on the 1st day of each month, the monthly rent for June 2026 will be payable on or before June 12, 2026.
4. The Landlord collected a rent deposit of \$1,505.00 from the Tenants and this deposit is still being held by the Landlord.
5. Interest on the rent deposit, in the amount of \$10.30 is owing to the Tenants for the period from January 1, 2026 to April 29, 2026.

6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The parties agreed that the last month's rental deposit will be applied to the July 1, 2026 rental payment because that is the last month of the tenancy.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before July 31, 2026.
2. The Tenants shall pay to the Landlord the monthly rent for May 2026 in full on or before May 15, 2026.
3. The Tenants shall pay to the Landlord the monthly rent for June 2026 in full on or before June 12, 2026.
4. If the Tenants fail to comply with the conditions set out in paragraphs 2 or 3 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants. This may result in the Board issuing an order that terminates the tenancy before July 31, 2026.
5. The Landlord owes the Tenants \$1,515.30, which represents the rent deposit being held by the Landlord and the interest owing on the rent deposit to the date of the hearing.
6. The Tenants shall pay to the Landlord \$186.00 for the cost of filing the application.
7. If the Tenants do not pay the Landlord the full amount owing on or before May 29, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 30, 2026 at 4.00% annually on the balance outstanding.
8. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.
9. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

10. 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 August 1, 2026.

May 6, 2026
Date Issued

Sandra Sabourin
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 of the Tenant expires on February 1, 2027 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.