



**Order under Section 57
Residential Tenancies Act, 2006**

File Number: LTB-T-084273-25

In the matter of: 1, 542 ONTARIO ST
LONDON ON N5W3X8

Between: Carrie Martin Tenant

And

Nicole Versaevel Landlord

Carrie Martin (the 'Tenant') applied for an order determining that Nicole Versaevel (the 'Landlord') gave a notice of termination in bad faith.

This application was scheduled to be heard by videoconference on April 28, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Tenant, Carrie Martin, the Tenant's Representative, Patrick Pacheco, the Landlord, Nicole Versaevel and the Landlord's Representative, Damian Cordaie, participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. The Landlord agrees to pay the Tenant through the e-transfer method to the email: carrie.martin21@gmail.com

It is ordered on consent that:

1. The total amount the Landlord shall pay the Tenant is \$18,000.00. This amount covers all issues arising from this application including rent abatement, reasonable moving, storage and other like expenses, general compensation and the cost of filing the application.
2. The Landlord shall pay the Tenant the full amount owing through a payment plan whereby the Landlord shall pay the Tenant \$1,000 on or before the 1st day of each month commencing on May 1, 2026, up till and including October 1, 2027.
3. If the Landlord does not make the required payment in accordance with paragraph 2 of this order, the full amount owing under paragraph 1 of this order will immediately become due and owing to the Tenant and the Landlord will start to owe interest. This will be simple interest calculated from the date of breach at 4.00% annually on the balance outstanding.
4. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

May 5, 2026
Date Issued

Rachael Kukoyi
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.