



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

File Number: LTB-L-016335-26

In the matter of: 15, 1568 Kelly Lake Road
Sudbury ON P3E4M1

Between: Kelly Lake (No.8) Inc. Landlord

And

Andrew Kirkpatrick Tenants
Mary Kirkpatrick

Kelly Lake (No.8) Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Andrew Kirkpatrick and Mary Kirkpatrick (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on April 30, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord's Agent, Paula Peroni, and the Tenant, Andrew Kirkpatrick (representing both Tenants), 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. As of the hearing date, the Tenants were still in possession of the rental unit.
2. For the duration of the payment plan from May 1, 2026, to October 1, 2027, the lawful rent is due in two (2) equal payments on or before the 1st and 15th of each month. Thereafter, the new rent must be paid by the first day of each month.
3. The rent arrears owing to April 30, 2026, are \$3,300.00.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

5. Accordingly, the total amount the Tenants owe the Landlord is \$3,486.00.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$3,486.00. This amount includes rent arrears owing up to April 30, 2026, and the cost of the application.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Amount of Payment per Due Date	Month for Payment	Year of Payment	Payment Due Dates
\$100.00	May	2026, 2027	1, 15
\$100.00	June	2026, 2027	1, 15
\$100.00	July	2026, 2027	1, 15
\$100.00	August	2026, 2027	1, 15
\$100.00	September	2026, 2027	1, 15
\$100.00	October	2026	1, 15
\$86.00	October	2027	1
\$100.00	November	2026	1, 15
\$100.00	December	2026	1, 15
\$100.00	January	2027	1, 15
\$100.00	February	2027	1, 15
\$100.00	March	2027	1, 15
\$100.00	April	2027	1, 15

3. The Tenants shall also pay to the Landlord the new rent in two (2) equal full payments by the 1st and 15th of each month for the period May 1, 2026, to October 1, 2027, or until the arrears are paid in full, whichever date is earliest.

4. If the Tenants fail to make any of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

May 6, 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.