



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-005426-26

In the matter of: 405, 588 ALBERT ST W
SAULT STE. MARIE ON P6A1C5

Between: SAULT STE MARIE HOUSING CORPORATION Landlord

And

RACHEL LEZIERT Tenant

SAULT STE MARIE HOUSING CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict RACHEL LEZIERT (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises.

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

The application was heard by videoconference on April 29, 2026. The Landlord's agent, Carrie Seabrook, the Tenant, Tenant Duty Counsel Ethan Quan, and the Tenant's support person Tony Carriere, attended the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. 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.

Agreed Facts:

1. The Landlord agreed to waive the application filing fee.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord the amount of \$1,500.00, representing out-of-pocket costs the Landlord has incurred or will incur to repair or replace the damaged property.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - A payment of \$50.00 on or before May 15, 2026;
 - Payments of \$100.00 on or before the 1st day of each month starting on June 1, 2026, and continuing each month until July 1, 2027; and
 - A final payment of \$50.00 on or before August 1, 2027.
3. The Tenant shall return the front door lock to the Landlord on or before May 15, 2026.
4. If the Tenant fails to comply with the conditions set out in paragraph 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 Tenant. 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 Tenant.

May 13, 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.