



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

File Number: LTB-L-026233-26

In the matter of: 17 Bathurst Road
Perth ON K7H 3M4

Between: Tayside Community Residential & Support Options Landlord

And

Azelynnd Thacker Tenants
Lucas Bartraw

Tayside Community Residential & Support Options (the 'Landlord') applied for an order to terminate the tenancy and evict Azelynnd Thacker and Lucas Bartraw (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on May 11, 2026. Azelynnd Thacker attended on behalf of the Tenants and declined the opportunity to consult with Tenant Duty Counsel prior to mediation. Connie Peebles also participated on behalf of the Landlord.

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 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:

- a. If and when any additional payments are made to the Landlord, these shall be subtracted from the full amount owing and the payment plan shall continue until the new balance owing is paid in full.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$3 906.26, representing the rent arrears up to and including May 31, 2026 and the \$186.00 application filing fee.
2. The Tenants shall pay the amount owing, as per paragraph 1 above, and the monthly rent as it comes due as follows:
 - a. Commencing June 1, 2026, the Tenants shall pay the monthly rent on or before the first (1st) day of each and every month until the amount owing is paid in full.

- b. Commencing June 20, 2026, the Tenants shall pay \$200.00 on or before the twentieth (20th) day of each and every month until the amount owing is paid in full. The final payment shall occur on or before January 20, 2028 and will be in the amount of \$106.26.
3. If the Tenants fail 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 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 Board 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 May 31, 2026.

May 19, 2026
Date Issued

Susan Parsons

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.