



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-026521-26-SA

In the matter of: 406, 416 KINGSCOURT DR
WATERLOO ON N2K3N6

Between: The Regional Municipality of Waterloo Landlord

And

Nicole Doiron Tenant

The Regional Municipality of Waterloo (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Doiron (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on February 9, 2026 with respect to application LTB-L-074032-25-SA-RV.

The Landlord's application was resolved by order LTB-L-026521-26, issued on March 30, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-026521-26.

This motion was heard by videoconference on May 11, 2026.

The Landlord's agent, Camelia Sucia, and the Tenant attended the hearing.

The parties before the Board consented to the following order.

Agreed Upon Facts:

1. The Landlord consents to the motion to set aside Order LTB-L-026521-26, issued on March 30, 2026.
2. The monthly rent is \$1,095.00. There is no rent deposit.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-026521-26, issued on March 30, 2026, is granted.
2. Order LTB-L-026521-26, issued on March 30, 2026, is set aside and cannot be enforced.
3. The previous order issued on February 9, 2026 with respect to LTB-L-074032-25-SA-RV is amended as follows:
 1. The tenancy between the Landlord and the Tenants is terminated unless the Tenant voids this order.
 2. The Tenant may void this order and continue the tenancy by paying the Landlord the full amount of arrears, costs, and new rent which comes due:
 - \$24,002.00 if the payment is made on or before May 30, 2026. (see Schedule 1 for calculations)
 - \$25,097.00 if the payment is made on or before June 30, 2026. (see Schedule 1 for calculations)
 3. If the Tenant does not pay the amount required to void this order, the Tenant must move out of the rental unit on or before June 30, 2026.
 4. If the Tenant does not void the order, the Tenant shall also pay the Landlord compensation of \$36.00 per day for the use of the rental unit until the day they move out of the unit.
 5. If the Tenant does not pay the full amount owing or move out of the rental unit on or before June 30, 2026, then starting July 1, 2026 the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
 6. 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 July 1, 2026.

May 19, 2026
Date Issued

Dawn Carr
Member, 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 expires on January 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before May 30, 2026

Total Owing To May 30, 2026	\$24,002.00
Total the Tenant must pay to continue the tenancy	\$24,002.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 30, 2026

Rent Owing To June 30, 2026	\$25,097.00
Total the Tenant must pay to continue the tenancy	\$25,097.00

C. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$23,318.00
Total amount owing to the Landlord	\$7,132.00
Plus daily compensation owing for each day of occupation starting	\$36.00 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	