



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

File Number: LTB-L-016095-26

In the matter of: 17, 44 JACKSON ST
ST THOMAS ON N5P2R9

Between: Michael Haller Landlord

And

Denise Welch Tenant

Michael Haller (the 'Landlord') applied for an order to terminate the tenancy and evict Denise Welch (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on May 4, 2026. The Landlord and the Tenant attended the hearing and participated in mediation.

As a result of the mediation the parties requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$941.00. It is due on the 1st day of each month.
2. The arrears of rent owing to May 31, 2026, inclusive of the application filing fee of \$186.00 are \$286.00.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$286.00, which represents the arrears of rent owing to May 31, 2026 and the application filing fee of \$186.00.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. Payments of \$20.00 on or before the 10th day of each month starting May 10, 2026, and continuing each month until May 10, 2027; and
 - b. A final payment of \$26.00 on or before June 10, 2027.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on the 1st day of each month for the period starting June 1, 2026 and continuing each month until June 1, 2027, or until the arrears are paid in full, whichever date is earliest.

4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance owed to the Landlord by the Tenant shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

May 20, 2026
Date Issued

Britney Sooknanan
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.