



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-019378-26

In the matter of: 1479 CHEMIN DU LOUP ROAD
PENETANGUISHENE ON L9M2H7

Between: FRANCESCO PAONESSA Landlord

And

MARCIA WOODS Tenant

FRANCESCO PAONESSA (the 'Landlord') applied for an order to terminate the tenancy and evict MARCIA WOODS (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

Mediation was held on May 12, 2026. The following parties participated in the mediation: The Landlord's representative, Roz Bianchi, the Landlord's support, Allison Egan and the Tenant, Marcia Woods.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay the lawful monthly rent in full and on time for a period of 12 months from June 1, 2026 to May 1, 2027.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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 14, 2026
Date Issued

Rolland Roopchand
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.