



Order under Section 69 Residential Tenancies Act, 2006

Citation: Chidley v Hall, 2025 ONLTB 38388

Date: 2026-05-19

File Number: LTB-L-000622-25

In the matter of: Upper, 292 EAST ST N
SARNIA ON N7T6X7

Between: Timothy Chidley Landlord

And

Doris Hall Tenant

Timothy Chidley (the 'Landlord') applied for an order to terminate the tenancy and evict Doris Hall (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 14, 2025, September 25, 2025 and May 13, 2026.

The Landlord's legal representative Ray Daniels attended the May 13, 2026 hearing. The Tenant was present and supported by Tenant Duty Counsel Jon Swain.

The parties before the LTB consented to the following order. I was satisfied the parties understood the consequences of the consent and timing of order issuance. I was also satisfied that the Landlord's representative had authorization to consent to the terms of the mutual agreement.

Determinations:

The Procedural History

1. The application was filed on January 3, 2025.
2. The matter appeared before the Board on March 20, 2025 where it was adjourned for scheduling overflow.
3. I heard the application on May 14, 2025 and September 25, 2025 where there was insufficient time to complete the matter.
4. The central issue in dispute was the lawful monthly rent.
5. At the May 13, 2026 hearing, the parties mutually agreed that the lawful monthly rent is \$1,500.00.

6. The parties also consented to the total arrears the Tenant owes the Landlord, payment schedule for May 2026 and a payment plan.
7. The parties agreed that the Tenant has paid a total of \$1,300.00 toward rent for May 2026, with \$200.00 owing. The parties also agree that the Tenant would make the final rent payment by May 20, 2026 in addition to the first arrears payment.
8. The Tenant and her representative confirmed they understood the required May 2026 payments at the hearing and the timing of this order.
9. The legal representatives confirmed the payment amount and schedule as correct.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$17,482.00 for arrears of rent up to May 31, 2026 and costs.
2. The Tenant shall pay to the Landlord \$200.00, the balance owing for May rent on or before May 20, 2026.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$500.00 on or before the 20th of each month commencing May 2026 through to an including March 2029; for a total of 34 months;
 - b) \$482.00 on or before April 20, 2029.
4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 2026 to April 2029, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order 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 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 19, 2026
Date Issued

Dana Wren
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.