



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

File Number: LTB-L-020513-26

In the matter of: 212, 370 ADMIRAL DR
LONDON ON N5V3C2

Between: Admiral Gardens Landlord

And

Jessica A Dryden Tenant

Admiral Gardens (the 'Landlord') applied for an order to terminate the tenancy and evict Jessica A Dryden (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

This application was scheduled to be heard by videoconference on May 19, 2026.

The Landlord, represented by Jaspreet Kaur and the Tenant engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing.

The parties before the LTB consented to the following order:

On consent, it is ordered that:

L1 Application – Non-Payment of Rent

1. The Tenant shall pay to the Landlord \$4,173.70 for arrears of rent up to May 31, 2026, plus \$186.00 for the application filing fee. The total amount the Tenant shall pay to the Landlord is \$4,359.70.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$363.00 on or before the 15th of each month for the next 11 months commencing on June 15, 2026, up to and including April 15, 2027.
 - b) \$366.70 on or before May 15, 2027.

3. 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 1, 2026, to May 1, 2027, or until the arrears are paid in full, whichever comes first.
4. If the Tenant fails to make any one of the payments in accordance with paragraph 2, 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.

L2 Application – Persistent Late Payment of Rent

5. Starting the day the arrears listed in paragraph one (1) are paid in full, the Tenant shall pay the Landlord the monthly rent due on or before the first day of the month for a consecutive period of 24 months.
6. If the Tenant fails to make any of the payments in paragraph five (5) above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

May 19, 2026
Date Issued

Cheryl Lavoie
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on November 30, 2026 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

Rent Owing To	\$0.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total the Tenant must pay to continue the tenancy	\$186.00

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

Rent Owing To Hearing Date	\$0.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$1,185.00
Less the amount of the interest on the last month's rent deposit	- \$0.00
Less the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total amount owing to the Landlord	\$(999.00)
Plus daily compensation owing for each day of occupation starting May 20, 2026	\$43.35 (per day)

