



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-018646-26

In the matter of: UNIT B, 26 PLUMTREE PL
NORTH BAY ON P1A 3Y6

Between: Marianne Vander Dussen Landlord

And

Kim Harrington Tenants
Michael Harrington

Marianne Vander Dussen (the 'Landlord') applied for an order to terminate the tenancy and evict Kim Harrington and Michael Harrington (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 11, 2026. The Landlord, Marianne Vander Dussen, and the Tenant, Michael Harrington, on behalf of the Tenants, attended the hearing. The Tenant did not speak with Duty Counsel prior to the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,479.00. It is due on the 1st day of each month.
4. The Tenants have paid \$3,450.00 to the Landlord since the application was filed.
5. The rent arrears owing to May 31, 2026, are \$2,945.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. Accordingly, the total amount the Tenants owe the Landlord is \$3,131.00.

On consent, it is ordered that:

1. The Tenants shall pay to the Landlord \$3,131.00 which represents arrears of rent (\$2,945.00) plus the application filing fee (\$186.00) for the period ending May 31, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$500.00 on or May 12, 2026
 - \$2,231.00 on or before May 27, 2026.
3. If the Tenants fail to make the payment in accordance with paragraph 2 of this order, the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

May 27, 2026
Date Issued

Pauline Brewster
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.