



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-021087-26

In the matter of: 306, 49 FAIRVIEW AVE
SUDBURY ON P3B2M9

Between: CMHA-SM Landlord

And

Michael Fitzpatrick Tenant

CMHA-SM (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Fitzpatrick (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Prior to the videoconference hearing on May 20, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord Agent, Pamela Jean Naus, the Tenant support person, Nicole Wilson, and the Tenant participated in the mediation. The Tenant also consulted with Tenant Duty Counsel prior to mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

A. Rent is due on the first of the month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1082.97 which represents arrears of rent up to May 31, 2026 and the filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$100.00	On or before the 1st day of each month for 10 months from <u>June 1, 2026 to March 1, 2027</u>
\$82.97	On or before April 1, 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 up to and including April 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 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 28, 2026
Date Issued

Monica Dairo
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.