



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

File Number: LTB-L-020378-26

In the matter of: Lower, 41 OWAISSA ST
ST THOMAS ON N5P1T1

Between: Scott Walter Cummings Landlord

And

Lisa Dawn Elaine Parker Tenants
Gwendalyn Sarah Grace Quigg

Scott Walter Cummings (the 'Landlord') applied for an order to terminate the tenancy and evict Lisa Dawn Elaine Parker and Gwendalyn Sarah Grace Quigg (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 20, 2026, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord and the Tenant, Lisa Dawn Elaine Parker participated in the mediation. The parties agreed to resolve all matters raised in the application and requested an order on consent.

I am satisfied that the parties understand the terms and consequences of their consent, including waiving the right to a merit hearing for this application.

Agreed Facts:

1. The Landlord agrees to waive cost of \$186.00 if the Tenants clear all rent arrears owing on or before June 10, 2026.

It is ordered on consent that:

1. On or before June 10, 2026, the Tenants shall pay to the Landlord \$8,800.00 for arrears of rent for the period ending May 31, 2026.
2. On or before June 1, 2026, the Tenants shall also pay to the Landlord the lawful monthly rent for the month of June 2026.

3. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and 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 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 28, 2026
Date Issued

Oluwatobi Abobarin
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.