



**Order under Section 78(11)  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-027949-26-SA

**In the matter of:** 150, 744 BRUCE AVE  
SUDBURY ON P3C5H5

**Between:** Greater Sudbury Housing Corporation Landlord

**And**

Richard Pacey Tenants  
Samantha Pacey

Greater Sudbury Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Richard Pacey and Samantha Pacey (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on February 25, 2026 with respect to application LTB-L-104565-25.

The Landlord's application was resolved by order LTB-L-027949-26, issued on April 2, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-027949-26.

This motion was heard by videoconference on May 25, 2026.

The Landlord's Agent, Marcelle Dubois, and the Tenant, Richard Pacey, attended the hearing.

**Agreed Facts:**

1. The arrears and costs owing by the Tenants to the Landlord as of May 31, 2026 are \$6,216.00.
2. At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

**On consent, it is ordered that:**

1. The motion to set aside Order LTB-L-027949-26, issued on April 2, 2026, is granted.
2. Order LTB-L-027949-26, issued on April 2, 2026, is set aside and cannot be enforced.

3. The previous order issued on February 25, 2026 with respect to LTB-L-104565-25 is amended by deleting all terms in that order and replacing them with the following terms.
4. The Tenants shall pay to the Landlord \$6,216.00 for arrears of rent up to May 31, 2026 and costs.
5. The Tenants shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
  - i. \$500.00 per month, for 12 consecutive months, by the 20<sup>th</sup> day of each month, from June 20, 2026 to May 20, 2027; and
  - ii. \$216.00 by June 20, 2027.
6. The Tenants shall pay the Landlord the monthly rent, in full and on time, on the 1st day of the month, for the period June 1, 2026 to June 1, 2027, or until the arrears have been paid in full, whichever date is earliest.
7. If the Tenants fail to make any one of the payments in accordance with paragraphs 5 and 6 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 5 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 *Residential Tenancies Act, 2006* 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 29, 2026**  
**Date Issued**

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Curtis Smith  
Member, 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.