



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

File Number: LTB-L-092393-24

In the matter of: 24, 1302 HURON ST
LONDON ON N5Y4M3

Between: Richmond Properties Inc. Landlord

And

Nadine Ryckman Tenant

Richmond Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Nadine Ryckman (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on October 7, 2025 and May 25, 2026.

The Landlord's legal representative, Milan Seres, the Tenant, and the Tenant's legal representative, Samantha Lee, attended the hearing.

At the hearing on May 25, 2026, the parties consented to the following order.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,100.00 for arrears of rent up to May 31, 2026.
2. The Tenant agrees that she will pay the Landlord \$220.00 in increased rent for extra electricity for (an) air conditioning unit(s), for each air conditioning unit she uses, for each air conditioning season. The parties acknowledge that this amount may change in the future based on sections 123 and 125 of the *Residential Tenancies Act, 2006*, and s 16 of *General, O. Reg 516/06*.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$91.66 on or before the first day of each month for 11 consecutive months, beginning July 1, 2026, up to and including May 1, 2027; and
 - b) \$91.74 on or before June 1, 2027.

4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period July 1, 2026 to June 30, 2027, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenant fails to make any one of the payments in accordance with paragraphs 3 or 4 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.

June 2, 2026
Date Issued

Mark Melchers
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.