



AMENDED ORDER
Order under Section 69
Residential Tenancies Act, 2006
And Section 21.1 of the Statutory Powers Procedure Act

File Number: LTB-L-024349-26 AM

In the matter of: 1, 215 MCCULLOCH ST
Thunder Bay ON P7A 2L3

Between: Andrew J Cameron Landlord

and

Ashlee Jewett Tenant

This amended order is issued to correct a clerical error in the original order issued on May 29, 2026. The amended order is being issued due to an error in the agreed upon start date of the change in rent payment due dates. The amendment has been bolded and underlined for easy reference. The rest of the order remains unchanged.

Andrew J Cameron (the 'Landlord') applied for an order to terminate the tenancy and evict Ashlee Jewett (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

This application was scheduled for a videoconference hearing on May 27, 2026.

The Landlord, the Tenant's Representative Matthew Jollineau, and the Tenant engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent.

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

Agreed Facts:

- 1) There may be issues with the Landlord's Notice to End Tenancy (N8 Notice) that could affect outcomes at a hearing, however the parties are aware of this and still wish to move forward with this order on consent.
- 2) The Tenant received the Landlord's Notice to End Tenancy (N8 Notice) that had been placed in her mailbox.
- 3) The current rent is \$1,650.00 per month. Up to now, it has been due in two (2) equal payments on the 1st day of each month and on the 15th day of each month (currently

\$825.00 each). However, the rent is scheduled to increase on July 1, 2026 to \$1,680.00 per month (so \$840.00 twice each month). AND from **June** 1, 2026 onward, rent will be due in two (2) equal payments on 1st day of each month and on 20th day of each month.

- 4) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those cost.
- 5) The Tenant owes \$4,099.00 in rent arrears to the Landlord. The Tenant is making arrangements for a Community Fund to pay the Landlord the full balance of arrears. This order does not extinguish the Landlord's right to collect any rent arrears from the Tenant.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meet the conditions set out in paragraph 2 below.
2. The Tenant shall pay to the Landlord new, lawful rent on time and in full as it comes due and owing for the twelve (12) month period June 1, 2026 to May 1, 2027.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing per paragraph 4 of this order on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding.
6. This order is in full and final settlement of this application.

May 29, 2026
Date Issued

June 1, 2026
Date Order Amended

Denise Hannivan
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.