



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

File Number: LTB-L-024730-26

In the matter of: 3, 360 WORTHINGTON ST E
NORTH BAY ON P1B1H3

Between: Northern Property Partners Landlord

And

Christina Cooko Tenant

Northern Property Partners (the 'Landlord') applied for an order to terminate the tenancy and evict Christina Cooko (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was scheduled to be heard on May 28, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Agent, Heather Gibson, the Tenant's Legal Representative, Stuart Bailey, and the Tenant were present.

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.

Agreed facts:

1. The Tenant shall pay her lawful rent for June 2026 on or before June 5, 2026.

On consent of the parties, it is ordered that:

1. For a period of twelve consecutive months, the Tenant shall pay the new lawful monthly rent to the Landlord in full and on or before the first day of each month starting July 1, 2026, up to and including June 1, 2027, inclusive.

2. If the Tenant fails to make any one of the payments in accordance with paragraph 1 above, 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.
3. The Tenant shall **also** pay to the Landlord \$186.00 for the cost of filing the application on or before August 1, 2026.
4. If the Tenant does not pay the Landlord the full amount owing on or before August 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 2, 2026, at 4.00% annually on the balance outstanding.

June 5, 2026
Date Issued

Michelle Forrester
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.

