



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-025152-26

In the matter of: 309, 101 PHILLIPS RD
PORT HOPE ON L1A3Z8

Between: PH Phillips Property Management Inc. Landlord

And

Lisa House Tenants
Robin Sutton

PH Phillips Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Lisa House and Robin Sutton (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 2, 2026.

The Landlord's Representative, Sandra Katz, and the Tenant, Lisa House, attended the hearing.

The parties before the LTB consented to the following order:

Agreed Facts:

1. The parties agree to name Lisa House and Robin Sutton as deemed Tenants after the original Tenants, Elizabeth Sutton and Randy Sutton, named on this L1 application died. Elizabeth Sutton died in April 2020, and Randy Sutton died in October 2025. The application is amended accordingly.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord **\$6,331.44**. This amount represents \$6,145.44 for arrears of rent up to **June 30, 2026**, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
a) On or before June 10, 2026	June 2026's rent
b) On or before July 1, 2026	\$400.00

c) On or before August 1, 2026	\$400.00
d) On or before September 1, 2026	\$400.00
e) On or before October 1, 2026	\$400.00
f) On or before November 1, 2026	\$400.00
g) On or before December 1, 2026	\$400.00
h) On or before January 1, 2027	\$400.00
i) On or before February 1, 2027	\$400.00
j) On or before March 1, 2027	\$400.00
k) On or before April 1, 2027	\$400.00
l) On or before May 1, 2027	\$400.00
m) On or before June 1, 2027	\$400.00
n) On or before July 1, 2027	\$400.00
o) On or before August 1, 2027	\$400.00
p) On or before September 1, 2027	\$400.00
q) On or before October 1, 2027	\$331.44

3. The Tenants shall also pay to the Landlord new rent in full and on time as it comes due and owing for the period of **July 1, 2026, to October 1, 2027**, or until the arrears are paid in full, whichever date is earliest.
4. 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 **June 30, 2026**.

June 8, 2026
Date Issued

Sheena Brar
 Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.