



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-023346-26

In the matter of: 3, 553 ADELAIDE ST N
LONDON ON N6B3J6

Between: Peter Perry Landlord

and

Anne Marie Hunt Tenant

Peter Perry (the 'Landlord') applied for an order to terminate the tenancy and evict Anne Marie Hunt (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 20, 2026.

The Landlord, Peter Perry, and the Tenant, Anne Marie Hunt, attended the hearing. The Tenant spoke with Duty Counsel prior to the start of the proceeding. Callista Tryon attended to act as agent for the Landlord; however, I was ultimately not satisfied they had standing so, in the end, the Landlord spoke on his own behalf.

Following the hearing of evidence on some issues, the parties before the LTB consented to the following order:

On consent, it is ordered that:

1. Anne Marie Hunt is the sole tenant at the rental unit and she is solely responsible for the entirety of the lawful rent and arrears.
2. As of the date of hearing, the lawful rent is \$2,000.00. It is due on the 1st of each month.
3. The Tenant shall pay to the Landlord \$10,186.00 for arrears of rent up to May 31, 2026, and costs.
4. The Tenant shall pay to the Landlord the amount set out in paragraph 3 in accordance with the following schedule:

Date Payment Due	Amount of Payment
Starting on June 15, 2026, and continuing on the 15 th of each month until and including June 15, 2029.	\$275.00

July 15, 2029	\$11.00
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5. The Tenant shall also pay to the Landlord new rent in full and on time as it comes due and owing for the period June 1, 2026, to July 1, 2029, or until the arrears are paid in full, whichever date is earliest.
6. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 3 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 10, 2026
Date Issued

Rebecca Case
Vice Chair 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.