



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

File Number: LTB-L-026271-26

In the matter of: 268 WELLINGTON ST W
CHATHAM ON N7M1K1

Between: Karen Lamport Landlord

And

Xandria Case (a.k.a. Xandria Mulder Case) Tenants
Seth Hickmott

Karen Lamport (the 'Landlord') applied for an order to terminate the tenancy and evict Xandria Case (a.k.a. Xandria Mulder Case) and Seth Hickmott (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants' rent; (L2 Application).

The application was heard by videoconference on June 3, 2026. The Landlord's legal representative, Devon Wagenaar and the Tenants attended the hearing. The Tenants did not meet with Duty Counsel prior to the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$1,194.00. It is due on the 1st day of each month.

On consent it is ordered that:

L1 Application – Non-Payment of Rent

1. The Tenants shall pay to the Landlord \$2,644.00 which represents arrears of rent (\$2,458.00) plus the application filing fee (\$186.00) for the period ending June 30, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
June 20, 2026	\$440.66
July 20, 2026	\$440.66
August 20, 2026	\$440.66
September 20, 2026	\$440.66
October 20, 2026	\$440.66
November 20, 2026	\$440.70

3. The Tenants shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting July 1, 2026 and continuing each month until November 1, 2026, 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 paragraphs 2 and 3 of this order, 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 *Residential Tenancies Act, 2006* (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.

L2 Application – Persistent Late Payment of Rent

5. If the Tenants void the L1 portion of this order, the tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
6. The Tenants shall pay to the Landlord the lawful monthly rent on or before the 1st day of each month for the period commencing July 1, 2026 and continuing each month until June 1, 2027.
7. If the Tenants fail to comply with the conditions set out in paragraph 6 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 Tenants. 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 Tenants.

June 8, 2026
Date Issued

 Floredana Ungureanu
 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.