



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

File Number: LTB-L-099094-25

In the matter of: 307, 10 Pearl St
Smiths Falls ON K7A5B5

Between: Torbill Holdings Ltd Landlord

And

Sara Mathieson Tenant
Alex Mathieson

Torbill Holdings Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Sara Mathieson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This file was originally resolved via exparte order issued on February 19, 2026, pursuant to a payment agreement submitted by the parties. On April 14, 2026, the Landlord requested a re-open of this application pursuant to an alleged breach of the exparte order. As a result, this matter was re-opened and scheduled for a hearing.

This application was scheduled to be heard by videoconference on June 8, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Agent Tania Wannamaker and the Tenants Sara Mathieson and Alex Mathieson were present. Prior to mediation, the Tenants utilized the services of Tenant Duty Counsel.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified as Tenant at the top of the Order.

The parties agreed that:

1. The arrears of rent owing up to June 30, 2026, are \$7,976.68.
2. The Landlord incurred costs of \$186.00 for filing this application and is entitled to reimbursement of those costs.
3. It is the intention of the parties to have this agreement replace the previous payment agreement contained in exparte order LTB-L-099094-25-EX, issued February 19, 2026.

It is ordered on consent that:

1. This application shall be amended to include Tenant party "Alex Mathieson".
2. Exparte Order LTB-L-099094-25-EX shall be canceled and replaced with the following order:
 - a) The Tenant shall pay to the Landlord \$8,162.68 for arrears of rent up to June 30, 2026, and costs.
 - b) The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$340.11 on or before the 20th day of each month for a period of 23-months, commencing June 20, 2026, up to and including April 20, 2028; and,
 - A final payment of \$340.15 on or before May 20, 2028, to satisfy the arrears.
 - c) The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period July 01, 2026, to May 01, 2028, or until the arrears are paid in full, whichever date is earliest.
 - d) 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 1 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 June 30, 2026.

June 16, 2026
Date Issued

Adam Rogers
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.