



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-025516-26

In the matter of: Unit A, 206 Main Street
Thorndale ON N0M2P0

Between: Strubin's Ltd. Landlord

And

Jim Babcock Tenant

Strubin's Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Jim Babcock (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 2, 2026. The Landlord's agent, Shelley Joanne Strubin, and the Tenant, Jim Babcock attended the hearing.

The parties elected to participate in LTB facilitated mediation with the assistance of Renesha Bridgewater, a Hearing Officer with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and requested an order on consent. I am satisfied that the parties understood the terms of their consent as set out in the order below.

Agreed Facts:

1. The lawful rent is \$1,850.00. It is due on the 1st day of month.
2. The rent arrears owing to June 30, 2026, are \$3,700.00.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,886.00, which represents arrears of rent up to June 30, 2026, and the application filing fee (\$186.00) on or before June 10, 2026.

2. If the Tenant fails to make the payment 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 and requiring that the Tenant pay any new arrears, NSF fees and related charges that become owing.

June 17, 2026
Date Issued

Renesha Bridgewater
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.