



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-026706-26

In the matter of: 3, 98 Creery Avenue
Sault Ste Marie ON P6B1G8

Between: BNC Properties Inc Landlord

And

Tracey Hickey Tenants
Autumn Thibeault

BNC Properties Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Tracey Hickey, Austin Hickey and Autumn Thibeault (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on June 3, 2026.

The Landlord's Agent, David Culina, attended with Legal Representative, Angie Gravelle.

The Tenant, Tracey Hickey, attended on behalf of both Tenants and did not speak with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

Preliminary Matter:

1. The application is amended to remove Austin Hickey as a party to the application.

The parties agree:

1. The Tenants vacated the rental unit on April 29, 2026 and the tenancy terminated on that date.
2. The lawful rent at the time the tenancy was terminated was \$1,800.00.
3. The total amount the Tenants owe to the Landlord is \$9,446.00 including rent arrears (\$9,260.00) and costs (\$186.00) up to April 29, 2026.

4. The Landlord collected a rent deposit of \$2,300.00 on July 7, 2025 and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.
5. Interest on the rent deposit, in the amount of \$46.79 is owing to the Tenants for the period from July 7, 2025 to June 3, 2026.

On consent, it is ordered that:

1. The tenancy is terminated as of April 29, 2026, the date the Tenants gave vacant possession of the rental unit to the Landlord.
2. The Tenants shall pay \$7,099.21 to the Landlord. This amount includes rent arrears owing up to April 29, 2026 and the cost of filing the application minus the rent deposit and interest owing.
3. If the Tenants do not pay the Landlord the full amount owing on or before June 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.

June 10, 2025
Date Issued

Angela McLaughlin
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.