



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

File Number: LTB-L-094789-25

In the matter of: 129, 778 WALTER ST
CAMBRIDGE ON N3H4P3

Between: THE REGIONAL MUNICIPALITY OF WATERLOO Landlord

And

CAROL SAMUELS Tenant

THE REGIONAL MUNICIPALITY OF WATERLOO (the 'Landlord') applied for an order to terminate the tenancy and evict CAROL SAMUELS (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 8, 2026. The Landlord's Agent, Leslie Ciampaglia, and the Tenant attended the hearing.

At the hearing the parties consented to the following order. I was satisfied that the parties understood the terms of the consent and the consequences of them.

Agreed upon facts / Facts not in dispute:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. The lawful rent is \$317.00. It is due on the 1st day of each month.
3. The Tenant has paid \$490.00 to the Landlord since the application was filed.
4. The rent arrears owing to June 30, 2026 are \$32,689.00.
5. The Landlord is not seeking the cost of filing the application, being \$186.00.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$32,689.00 for arrears of rent up to June 30, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - i. \$175.00 on or before the 15th day of each month, for 186 months, commencing July 15, 2026 to January 15, 2042; and
 - ii. \$139.00 on or before February 15, 2042.
3. 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 1, 2026 to February 1, 2042, or until the arrears are paid in full, whichever date is earliest.
4. 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 19, 2026
Date Issued

Rachel Gibbons
Member, 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.