



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-024110-26

In the matter of: 13, 45 George Street
Ridgetown ON N0P2C0

Between: Ridgetown Community Estates Landlord

And

Samantha Hirsch Tenants
Nic (Nicholas) Smith

Ridgetown Community Estates (the 'Landlord') applied for an order to terminate the tenancy and evict Samantha Hirsch and Nic (Nicholas) Smith (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on June 1, 2026. The Landlord's representative Cameron Parrot and the Tenant Samantha Hirsch, on behalf of both Tenants, attended the hearing.

The parties elected to participate in LTB facilitated mediation with the assistance of Anibal Benitez Calderon, a Dispute Resolution Officer and 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.

The application is amended to correct the second named Tenant from "Parraline Express/Nic Smith" to "Nic (Nicholas) Smith".

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants shall pay to the Landlord the lawful monthly rent in full and on time on or before the first day of each month from July 1, 2026 to June 1, 2027.

3. If the Tenants fail to comply with the conditions set out in paragraph 2 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.
4. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenants do not pay the Landlord the cost of filing the application on or before June 5, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 6, 2026 at 4.00% annually on the balance outstanding.

June 12, 2026
Date Issued

Anibal Benitez Calderon
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.