



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

File Number: LTB-L-028478-26

In the matter of: Unit B, 6128 KING ST GD 0
PORCUPINE ON P0N1C0

Between: Yvan Génier Landlord

And

Carrie Shaw Tenant

Yvan Génier (the 'Landlord') applied for an order to terminate the tenancy and evict Carrie Shaw (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on June 8, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord's Agent, Robert Tindall, the Landlord, Yvan Génier, and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

The parties agreed to the following:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on March 31, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$866.77. It was due on the 1st day of each month.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. The Landlord and the Tenant agree that the amount owing up to June March 31, 2026 including costs is \$2,800.00.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 31, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$2,800.00. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application.
3. The Tenant shall pay the amount set out in paragraph 2 in accordance with the following schedule:
 - a) \$100.00 in full on or before the 20th day of each month, beginning July 20, 2026 up to and including December 20, 2028.
4. If the Tenant does not pay the Landlord the full amount owing on in accordance with the schedule set out in paragraph 3 of this order, the full remaining balance of the amount set out in paragraph 2 shall immediately become due and owing and the Tenant will start to owe interest. This will be simple interest calculated from the date of breach at 4.00% annually on the balance outstanding.

June 18, 2026
Date Issued

Christine Leitch
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.