



**Order under Section 78(11)  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-033012-26-SA

**In the matter of:** 479 HIGH ST  
ORILLIA ON L3V4X8

**Between:** Simcoe County Corp Landlord

**And**

Clover Bickell Tenant

Simcoe County Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Clover Bickell (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the mediated settlement signed by the parties on April 17, 2025 with respect to application LTB-L-001537-25.

The Landlord's application was resolved by order LTB-L-033012-26, issued on April 27, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-033012-26.

The motion was heard by videoconference on June 9, 2026, by video conference, at which time the parties decided to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Agent, Natalie Abramovich, and the Tenant were present.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I am satisfied that the parties understood the terms of their consent.

**On consent of the parties, it is ordered that:**

1. The motion to set aside Order LTB-L-033012-26, issued on April 27, 2026, is granted.
2. Order LTB-L-033012-26 issued on April 27, 27, 2026, is cancelled and is replaced by the following:
3. The Tenant shall pay to the Landlord \$3,377.00 for arrears of rent up to June 30, 2026, and costs.

4. The Tenant shall pay to the Landlord the amount set out in paragraph 3 of this order, in accordance with the following schedule:
  - a) The Tenant shall pay \$900.00 towards the arrears of rent on or before June 10, 2026.
  - b) The Tenant shall pay \$206.00 towards arrears of rent on or before the 20th day of each month, beginning June 20, 2026, up to and including April 20, 2027.
  - c) The Tenant shall also pay the remaining balance of \$211.00 on or before May 20, 2027.
5. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing on the first of each month from June 1, 2026, to May 1, 2027, or until the arrears are paid in full, whichever date is earliest.
6. 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 3 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 22, 2026**  
**Date Issued**

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Michelle Forrester  
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.

