



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

File Number: LTB-L-031288-26

In the matter of: 405, 152 THOROLD RD
WELLAND ON L3C6N3

Between: 152 THOROLD ROAD HOLDING CORP. Landlord

And

MICHELLE BUICK Tenant

152 THOROLD ROAD HOLDING CORP. (the 'Landlord') applied for an order to terminate the tenancy and evict MICHELLE BUICK (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on June 16, 2026. The Landlord's legal representative, Angie Gravelle, the Tenant and the Tenant's support, Krista McMeekin attended the hearing. The Tenant did not meet with Duty Counsel prior to the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$1,291.59. It is due on the 1st day of each month.

On consent it is ordered that:

1. On or before June 30, 2026, the Tenant shall pay to the Landlord \$1,090.25 which represents arrears of rent for the period ending June 30, 2026.
2. If the Tenant fails to make the payment in accordance with paragraph 1 of this order, 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 *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pays any new arrears, NSF fees and related charges that became owing after June 30, 2026.

3. The Tenant shall also pay to the Landlord \$186.00 application filing fee as follow:

Date Payment Due	Amount of Payment
August 1, 2026	\$31.00
September 1, 2026	\$31.00
October 1, 2026	\$31.00
November 1, 2026	\$31.00
December 1, 2026	\$31.00
January 1, 2027	\$31.00

4. If the Tenant fails to make any one of the payments in accordance with paragraph 3 of this order, the Tenant will start to owe interest. This will be simple interest calculated from January 2, 2027 at 4.00% annually on the balance outstanding.

June 18, 2026
Date Issued

Floredana Ungureanu
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.