



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

File Number: LTB-L-016708-26

In the matter of: 305, 82 PARKSIDE DR.
ST. THOMAS ON N5R3T9

Between: Ed Perl Holdings Ltd. Landlord

And

Erin Lang Tenant

Ed Perl Holdings Ltd. (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Erin Lang (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on June 11, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillanique Knight.

The Landlord's representative, Daniel Abraham, the Tenant, and the Tenant's support person, Gordon Munro, were present. The Tenant did not speak with Tenant Duty Counsel prior to mediation.

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.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,280.00 for arrears of rent up to June 30, 2026, and cost of filing the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
June 20, 2026	\$500.00
July 20, 2026	\$500.00
August 20, 2026	\$280.00

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 August 1, 2026, 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.
5. Notwithstanding the section 78 provisions outlined in paragraph 4, the Tenant shall have a five (5) day grace period for all payments during the payment plan. The Landlord shall not enforce the order during the grace period.

June 25, 2026
Date Issued

Dillanique Knight
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.