



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

**File Number:** LTB-L-026222-26

**In the matter of:** 368 ARUNDEL ST  
THUNDER BAY ON P7A1L5

**Between:** TBDSSAB Housing Programs Landlord

**And**

Samantha Petel Tenant

TBDSSAB Housing Programs (the 'Landlord') applied for an order to terminate the tenancy and evict Samantha Petel (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on June 15, 2026.

The Landlord's Agent, Cristie Berman, and the Tenant attended.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the application. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

### **The Parties agree that:**

1. The Landlord waives \$93.00 of the \$186.00 cost incurred for filing this application. The Tenant will pay the remaining \$93.00.
2. On or before June 19, 2026, the Tenant shall provide the Landlord, via email to Cristie Berman, the Landlord's Agent, with all requested documentation required to add Kari Penna, currently listed as an occupant, as a Tenant.

### **It is ordered on consent that:**

1. On or before June 20, 2026, the Tenant shall pay to the Landlord \$201.00. This amount represents \$108.00 for arrears of rent up to June 30, 2026, and the \$93.00 application filing fee.
2. 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 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 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 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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Eno Ubia  
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.