



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-043532-26

In the matter of: 312, 94 ALLARD ST
SAULT STE. MARIE ON P6B5E9

Between: Pine Allard Properties Landlord

And

Susan Ames Tenants
Travis Ames

Pine Allard Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Susan Ames and Travis Ames (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe and because the Tenants have been persistently late in paying the Tenants' rent.

The application was scheduled to be heard on June 18, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Nancy Fahlgren.

The Landlord's agent, Elisa Turyk, and the Tenants were present. The Tenants met with Tenant Duty Counsel prior to the 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. I am satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. The current lawful rent is \$1,257.10. It is due on the first day of each month.
2. The Tenants have paid the Landlord the full amount of rent owing for the period up to June 30, 2026.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

On consent, it is ordered that:

1. The Tenants shall pay the Landlord the lawful monthly rent in full and on time, as and when it becomes due and owing on the 1st day of each month, for the eight (8) month period commencing July 1, 2026 until February 28, 2027.
2. If the Tenants fail to make any one of the payments in accordance with paragraph 1 of this Order, the Landlord may apply to the Board under section 78 of the *Residential Tenancies Act, 2006* (the 'Act'), within 30 days of the breach and without notice to the Tenants, for an order terminating the tenancy and evicting the Tenants.
3. The Tenants shall also pay the Landlord \$186.00 for the cost of filing the application.
4. The Tenants shall pay to the Landlord the amount set out in paragraph 3 of this Order in accordance with the following schedule:
 - \$30.00 on or before the 1st day of each month for the five (5) month period commencing July 1, 2026 to November 1, 2026;
 - \$36.00 on or before December 1, 2026.
5. If the Tenants fail to make any one of the payments in accordance with paragraph 4 of this Order, the outstanding balance payable under paragraph 3 of this Order, after credit for any payments made, shall become immediately due and payable as of the day following the default. Interest shall accrue on the outstanding balance at a rate of 4.00% per year, calculated as simple interest commencing on the day following the breach.

June 22, 2026

Date Issued

Nancy Fahlgren

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.