



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

File Number: LTB-L-033764-26

In the matter of: 302, 1 HUMBER CRT
SUDBURY ON P3C5M1

Between: Panoramic Properties Inc. Landlord

And

Sherri-Lynn Hearn Tenant

Panoramic Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Sherri-Lynn Hearn (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Prior to the videoconference hearing on June 22, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord Agent, Lauren Mogridge, and the Tenant participated in the mediation.

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

It is agreed by the parties that:

- A. The Tenant gave notice to end the tenancy on March 30, 2026.
- B. The Tenant vacated the rental unit on April 30, 2026.
- C. The parties agree the Landlord is entitled to the rent owing up to May 31, 2026, which totals \$4,421.23.
- D. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- E. The Landlord collected a rent deposit of \$2,099.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
- F. Interest on the rent deposit, in the amount of \$114.70 is owing to the Tenant for the period from February 6, 2024 to April 30, 2026.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,207.53. This amount includes rent arrears owing up to May 31, 2026 and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$107.53	On or before July 15, 2026
\$100.00	On or before the 15th day of each month for 21 months from <u>August 15, 2026 to April 15, 2027</u>

3. If there is a breach in payment, the balance becomes due and payable immediately and simple interest will be calculated as per the *Courts of Justice Act* on any balance outstanding.

June 30, 2026
Date Issued

Monica Dairo
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay

Rent Owing To May 31, 2026	\$4,235.23
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,099.00
Less the amount of the interest on the last month's rent deposit	- \$114.70
Total amount owing to the Landlord	\$2,207.53