



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

File Number: LTB-L-033118-26

In the matter of: 2, 50 Melrose Avenue
Sault Ste. Marie ON P6B1R5

Between: Stephen Smith Landlords
Matthew Solomon

And

Cody Mount Tenant

Stephen Smith and Matthew Solomon (the 'Landlords') applied for an order to terminate the tenancy and evict Cody Mount (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 22, 2026.

The Landlord, Stephen Smith, and the Tenant attended the hearing.

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 consequences of the joint submission.

At the hearing, the parties agreed:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,600.00. It is due on the 1st day of each month.
3. The Tenant has paid \$1,600.00 to the Landlords since the application was filed.
4. The rent arrears owing to June 30, 2026, are \$5,600.00.
5. The Landlords agree to waive the \$186.00 application filing fee.

It is ordered on consent that:

1. The Tenant shall pay to the Landlords \$5,600.00 for arrears of rent up to June 30, 2026.

2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Payment Date	Payment Amount	Balance Remaining
August 1, 2026	\$500.00	\$5,100.00
September 1, 2026	\$500.00	\$4,600.00
October 1, 2026	\$500.00	\$4,100.00
November 1, 2026	\$500.00	\$3,600.00
December 1, 2026	\$500.00	\$3,100.00
January 1, 2027	\$500.00	\$2,600.00
February 1, 2027	\$500.00	\$2,100.00
March 1, 2027	\$500.00	\$1,600.00
April 1, 2027	\$500.00	\$1,100.00
May 1, 2027	\$500.00	\$600.00
June 1, 2027	\$500.00	\$100.00
July 1, 2027	\$100.00	\$0.00

3. The Tenant shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period July 1, 2026, to August 1, 2027, 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 25, 2026
Date Issued

 Nicole Pedron
 Member, 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.