



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-034023-26

In the matter of: 625 MORIN ST
NORTH BAY ON P1B5R8

Between: Gabrielle Gosselin
Mohamed Fehchouch
Landlords

And

Kendall White
Tenant

Gabrielle Gosselin and Mohamed Fehchouch (the 'Landlords') applied for an order to terminate the tenancy and evict Kendall White (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 Landlords' legal representative, Michelle Mont, the Landlord, Gabrielle Gosselin and the Tenant attended the hearing.

The parties agreed to the following order to resolve the application

Determinations:

Amending the application

1. At the hearing, I raised the issue that the Notice to End a Tenancy Early for Non-payment of Rent (N4 Notice) identifies both Gabrielle Gosselin and Mohamed Fehchouch as Landlords, whereas the application names only Gabrielle Gosselin as the Landlord.
2. Gabrielle Gosselin testified that both she and Mohamed Fehchouch are parties to the tenancy agreement as Landlords.
3. Based on the evidence before me, I am satisfied that both Gabrielle Gosselin and Mohamed Fehchouch are Landlords of the rental unit. Accordingly, I have amended the application to add Mohamed Fehchouch as a Landlord and to ensure that the application accurately reflects the parties to the tenancy. The Tenant did not oppose the amendment, and I find that the amendment does not alter the substance of the Landlords' claim or cause any prejudice to the Tenant. Therefore, in my view, it is appropriate to amend the application to properly reflect both Landlords.

Agreed Facts:

4. The lawful rent is \$1,537.50.
5. The rent arrears owing to June 30, 2026 are \$4,612.50.
6. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlords collected a rent deposit of \$1,500.00 from the Tenant on September 1, 2021 and no interest has been paid as of the date of the hearing.

It is ordered on consent that:

1. The Tenant may void this order and continue the tenancy by paying to the Landlords
 - \$4,798.50 if the payment is made on or before June 30, 2026.

OR

 - \$6,336.00 if the payment is made on or before July 31, 2026.
2. If the Tenant fails to make the payment in accordance with paragraph 1 this order, and by the dates required, 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, for an order terminating the tenancy and evicting the Tenant. The order that results from this section 78 application is usually issued without a hearing.

June 30, 2026
Date Issued

Christina Philp
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.