



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

File Number: LTB-L-031824-26

In the matter of: 386 RUSSELL ST S
SARNIA ON N7T3M6

Between: Michelle Hamilton Landlord

And

Carrie Perry Tenant
Darren Perry

Michelle Hamilton (the 'Landlord') applied for an order to terminate the tenancy and evict Carrie Perry and Darren Perry (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 24, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Kira Passell and the Tenant Carrie Perry were present. Prior to mediation, the Tenant did not utilize the services of Tenant Duty Counsel.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified as Tenant at the top of the Order.

The parties agreed that:

1. The arrears of rent owing up to June 30, 2026, are \$9,100.00.
2. The Landlord incurred costs of \$186.00 for filing this application and is entitled to reimbursement of those costs.
3. The Tenant has received a Notice of Rent Increase, effective October 01, 2026, and acknowledges that their lawful rent will be increasing on that date.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$9,286.00 for arrears of rent up to June 30, 2026, and costs.

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

PAYMENT DUE DATE	PAYMENT AMOUNT
July 10, 2026	\$500.00
July 20, 2026	\$500.00
August 10, 2026	\$500.00
August 20, 2026	\$500.00
September 10, 2026	\$500.00
September 20, 2026	\$500.00
October 10, 2026	\$500.00
October 20, 2026	\$500.00
November 10, 2026	\$500.00
November 20, 2026	\$500.00
December 10, 2026	\$500.00
December 20, 2026	\$500.00
January 10, 2027	\$500.00
January 20, 2027	\$500.00
February 10, 2027	\$500.00
February 20, 2027	\$500.00
March 10, 2027	\$500.00
March 20, 2027	\$500.00
April 10, 2027	\$286.00

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period July 01, 2026, to April 01, 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 Landlord pursuant to paragraph 1 of 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's breach pursuant to section 78 of 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 30, 2026
Date Issued

 Adam Rogers
 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.