



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-028486-26

In the matter of: 28 St. James Lane
Morrisburg ON K0C1X0

Between: Aplus Management Landlord
Camille Wilhelm
Wes Shindler

And

Jaimie Miller Tenant
Lorrie Scuffell

Aplus Management, Camille Wilhelm and Wes Shindler (the 'Landlord') applied for an order to terminate the tenancy and evict Jaimie Miller and Lorrie Scuffell (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

This application was heard by videoconference on June 23, 2026. Before the start of the hearing the Landlord's Representative, James Moak, and the Tenant, Jaimie Miller and Lorrie Scuffell, advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

I am satisfied that the parties understand the terms and consequences of their consent.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord \$1,536.32 for arrears of rent up to June 30, 2026, and costs, on or before June 30, 2026.
3. The Tenant shall pay the Landlord the monthly rent due on or before the first day of the month for a period of 12 months starting July 1, 2026, to June 1, 2027.
4. If the Tenant fails to comply with the conditions set out in paragraph 2, and 3 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the

application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

June 26, 2026
Date Issued

Sumathi Dhanapal
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on January 7, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before July 6, 2026

Rent Owing To	\$0.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total the Tenant must pay to continue the tenancy	\$186.00

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$0.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$0.00
Less the amount of the interest on the last month's rent deposit	- \$0.00
Less the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total amount owing to the Landlord	\$186.00
Plus daily compensation owing for each day of occupation starting June 24, 2026	\$41.12 (per day)

