



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

File Number: LTB-L-033339-26

In the matter of: 255 JEAN ST
SUDBURY ON P3C 2S4

Between: AVANEW FUND 2 SINGLE FAMILY RENTAL GP INC. Landlord

And

EMERIC FITZPATRICK Tenant

AVANEW FUND 2 SINGLE FAMILY RENTAL GP INC. (the 'Landlord') applied for an order to terminate the tenancy and evict EMERIC FITZPATRICK (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled for a merits hearing, via video conference, on June 22, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenant attended, was supported by Shelly Fitzpatrick and consulted with Tenant Duty Counsel prior to mediation. The Landlord's Legal Representative, Jennifer Murray, also participated.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$10 612.01, representing the rent arrears up to and including June 30, 2026 and the \$186.00 application filing fee.
2. The Tenant shall pay the amount owing, as per paragraph 1 above, and the monthly rent as it comes due as follows:
 - a. Commencing July 1, 2026, the Tenant shall pay the monthly rent on or before the first (1st) day of each and every month until the amount owing is paid in full.
 - b. Commencing July 20, 2026, the Tenant shall pay \$1 326.50 on or before the twentieth (20th) day of each and every month until the amount owing is paid in full. The final payment shall occur on or before February 20, 2027 and will be in the amount of \$1 326.51.

3. 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 this Order shall become immediately due and owing and the Landlord may, without notice to the Tenant apply to the Board 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 26, 2026
Date Issued

Susan Parsons

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.