



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-034661-26

In the matter of: Unit E, 84 COMMERCIAL AVE
TIMMINS ON P4N 2X1

Between: Boreal Asset Management Landlord

And

Joanne Labelle Tenant

Boreal Asset Management (the 'Landlord') applied for an order to terminate the tenancy and evict Joanne Labelle (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 24, 2026. The Landlord's representative, paralegal, Amanda Migneault, the Tenant's agent, Dustin DesJardins, and the Tenant, Joanne Labelle, attended the hearing. The Tenant did seek legal advice prior to the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, 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 terms and consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,021.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$33.57. This amount is calculated as follows: \$1,021.00 x 12 months, divided by 365 days.
5. The Tenant has paid \$2,000.00 to the Landlord since the application was filed.
6. The rent arrears owing to June 30, 2026, are \$14,050.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. Accordingly, the total amount the Tenant owes the Landlord is \$14,236.00.
9. There is no last month's rent deposit.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord \$14,236.00 which represents arrears of rent (\$14,050.00) plus the application filing fee (\$186.00) for the period ending June 30, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$350.00 on or before the 15th day of each month, from July 15, 2026, to December 15, 2026. (6 months)
 - \$400.00 on or before the 15th day of each month, from January 15, 2027, to June 15, 2029. (30 months)
 - \$136.00 on or before July 15, 2029.
3. The Tenant shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing from July 1, 2026, to July 1, 2029, or until the arrears are paid in full whichever date earliest.
4. If the Tenant fails to make any one of the payments in accordance with paragraphs 2 and 3 of this order, 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 *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pays any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 29, 2026
Date Issued

Pauline Brewster
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.