



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-090878-25

In the matter of: 11382 Hwy 17
Wabigoon ON P0V2W0

Between: Ontario Aboriginal Housing Services Landlord

And

Geddy Lee Masakeyash
Larissa Jacob Tenants

Ontario Aboriginal Housing Services (the 'Landlord') applied for an order to terminate the tenancy and evict Geddy Lee Masakeyash and Larissa Jacob (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on December 18, 2025. The Landlord's agent Harold Pettitt and the Tenant Geddy Lee Masakeyash attended the hearing. Tenant Geddy Lee Masakeyash confirmed that he had authorization to act on behalf of Tenant Larissa Jacob.

Before the start of the hearing, the parties advised that they had reached an agreement. 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 Tenants sent a money order to the Landlord on Dec 16, 2025 in the amount of \$1,045.00. This amount has not yet been received by the Landlord.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$7,104.00 which represents arrears of rent (\$6,918.00) plus the application filing fee (\$186.00) for the period ending December 31, 2025.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - A payment of \$1,045.00 on or before December 31, 2025;
 - Payments of \$400.00 on or before the 20th day of each month starting on January 20, 2026, and continuing each month until March 20, 2027; and

- A final payment of \$59.00 on or before April 20, 2027.
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period January 1, 2026 to April 1, 2027, or until the arrears are paid in full, whichever date is earliest.
 4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after December 31, 2025.

January 8, 2026
Date Issued

Sandra Sabourin
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.