



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

File Number: LTB-L-079199-25

In the matter of: 2, 214 MAY ST N
THUNDER BAY ON P7C3P6

Between: DONLAR HOLDINGS INC Landlord

And

RYAN HOULE Tenant

DONLAR HOLDINGS INC (the 'Landlord') applied for an order to terminate the tenancy and evict RYAN HOULE (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 9, 2025.

The Landlord, Ryan Wolframe and the Tenant, Ryan Houle attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,586.00 for arrears of rent up to December 31, 2025 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
January 15, 2026	\$383.00 (costs & arrears)
February 15, 2026	\$383.00 (arrears)
March 15, 2026	\$383.00 (arrears)
April 15, 2026	\$383.00 (arrears)
May 15, 2026	\$383.00 (arrears)
June 15, 2026	\$383.00 (arrears)

July 15, 2026	\$383.00 (arrears)
August 15, 2026	\$383.00 (arrears)
September 15, 2026	\$383.00 (arrears)
October 15, 2026	\$383.00 (arrears)
November 15, 2026	\$383.00 (arrears)
December 15, 2026	\$373.00 (arrears)

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 of January 1, 2026 to December 31, 2026 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 through 3 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.

January 7, 2026
Date Issued

 Nathalia Debski

Member, 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.