



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

**File Number:** LTB-L-082143-25

**In the matter of:** 102 A, 110 DUNLOP ST E  
BARRIE ON L4M1A5

**Between:** Mckenzie Peddle Landlord

**And**

Joel Lapointe Tenant

Mckenzie Peddle (the 'Landlord') applied for an order to terminate the tenancy and evict Joel Lapointe (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 10, 2025.

The Landlord and the Tenant attended the hearing.

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 consequences of the joint submission.

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$6,686.00 for arrears of rent up to December 31, 2025 and costs by February 28, 2026.
2. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for January 1, 2026 and February 1, 2026.
3. If the Tenant fails to make the payments in accordance with paragraphs 1 and 2, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 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 after December 31, 2025.

**January 6, 2026**  
**Date Issued**

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**Sean Ramage**  
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.