



January 6, 2026

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

File Number: LTB-L-084703-25

In the matter of: 15, 415 MOSLEY ST
WASAGA BEACH ON L9Z2J8

Between: 2831848 ONTARIO LTD. Landlord

And

TANYA MARLENE KEARN Tenants
CHRISTOPHER MARVY BRENT HAWKE

2831848 ONTARIO LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict TANYA MARLENE KEARN and CHRISTOPHER MARVY BRENT HAWKE (the 'Tenant's') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on December 22, 2025.

The Landlords Agent Jenny Chai and the Tenants attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent

The parties agreed that:

1. The lawful monthly rent is \$1850.00 and is due on the first day of each month.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$6236.00 for arrears of rent up to December 31, 2025, and costs.
2. The Tenants 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	\$300.00
February 15, 2026	\$300.00
March 15, 2026	\$300.00
April 15, 2026	\$300.00

May 15, 2026	\$300.00
June 15, 2026	\$300.00
July 15, 2026	\$300.00
August 15, 2026	\$300.00
September 15, 2026	\$300.00
October 15, 2026	\$300.00
November 15, 2026	\$300.00
December 15, 2026	\$300.00
January 15, 2027	\$300.00
February 15, 2027	\$300.00
March 15, 2027	\$300.00
April 15, 2027	\$300.00
May 15, 2027	\$300.00
June 15, 2027	\$300.00
July 15, 2027	\$300.00
August 15, 2027	\$300.00
September 15, 2027	\$236.00

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 01, 2026, to September 01, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants 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 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 Tenant's 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 date arrears run to.

January 6, 2026
Date Issued

 Jennifer Buckminster
 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.