



January 7, 2026

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

File Number: LTB-L-084775-25

In the matter of: 7, 255 MALAGA RD
OSHAWA ON L1J1N6

Between: 2457397 ONTARIO INC. Landlord

And

JACOB BERNARD Tenant

2457397 ONTARIO INC. (the 'Landlord') applied for an order to terminate the tenancy and evict JACOB BERNARD (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlords Agent Tomas Soural and the Tenant 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. For the month of January, the rent will be paid on or before January 2, 2026.
2. Following January 2, 2026, rent is due and owing on the first day of the month.
3. The lawful monthly rent is \$1700.00 a month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2636.00 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 20, 2026	\$300.00
February 20, 2026	\$300.00

March 20, 2026	\$300.00
April 20, 2026	\$300.00
May 20, 2026	\$300.00
June 20, 2026	\$300.00
July 20, 2026	\$300.00
August 20, 2026	\$300.00
September 20, 2026	\$236.00

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 January 01, 2026, to September 01, 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 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 date arrears run to.

January 7, 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.