



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

File Number: LTB-L-086374-25

In the matter of: Lower Unit, 133 ELIZABETH ST
PORT COLBORNE ON L3K2C1

Between: Jason Styles Landlords
Robin King

And

Sara McIntosh Tenants
Chris Simmonds

Jason Styles and Robin King (the 'Landlords') applied for an order to terminate the tenancy and evict Sara McIntosh and Chris Simmonds (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

The application was scheduled to be heard by video conference on January 5, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer Monique Browne

The Landlord's, Jason Styles and Robin King and the Tenants, Sara McIntosh Chris Simmonds were present. The Tenants didn't speak with Tenant Duty Counsel.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent

Agreed Fact:

1. The Tenants vacated the unit on October 1, 2025.

It is ordered on Consent that:

1. The Tenants shall pay to the Landlord \$1,718.00. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

- a) \$300.00 on or before the 5th day of each month starting February 5th, 2026, through to and including June 5th, 2026; and
- b) \$218.00 on July 5th, 2026.

January 13, 2026
Date Issued

Monique Browne
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.