



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

File Number: LTB-L-087326-25

In the matter of: 110, 896 COURTLAND AVE E
KITCHENER ON N2C 1K5

Between: Boardwalk General Partnership Landlord

and

Sydney Drouillard Tenants
Kelly Drouillard

Boardwalk General Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Sydney Drouillard and Kelly Drouillard (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled for a videoconference hearing on January 7, 2026.

The Landlord's Agent Tzuying Peng and the Tenants engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent. The Tenants did not receive legal advice about this application.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The current rent is \$1,346.72. It is due on the 1st day of each month.
- 2) The Tenants have paid \$1,346.72 to the Landlord since the application was filed.
- 3) The rent arrears owing to January 31, 2026 are \$4,006.65.
- 4) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. The Tenants shall pay to the Landlord \$186.00 for filing fee on or before January 20, 2026.
2. The Tenants shall pay to the Landlord \$4,006.65. This amount includes rent arrears owing up to January 31, 2026.

3. The Tenants the remaining amount set out in paragraph 2 in accordance with the following schedule:

Date Payment Due	Amount of Payment
February 20, 2026	\$335.00
March 20, 2026	\$335.00
April 20, 2026	\$335.00
May 20, 2026	\$335.00
June 20, 2026	\$335.00
July 20, 2026	\$335.00
August 20, 2026	\$335.00
September 20, 2026	\$335.00
October 20, 2026	\$335.00
November 20, 2026	\$335.00
December 20, 2026	\$335.00
January 20, 2027	\$321.65

4. The Tenants shall also pay to the Landlord new rent in full and on time for the period February 1, 2026 to January 1, 2027, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenants fail to make any one of the payments in accordance with paragraphs 3 or 4 of this order, the outstanding balance of any arrears of rent to be paid by the Tenants to the Landlord pursuant to paragraph 2 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 Tenants' 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 January 31, 2026.
6. This order on consent is in full and final settlement of this application.

January 14, 2026

Date Issued

Denise Hannivan

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.