



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-095897-25

In the matter of: 1437 Colborne Road
Sarnia Ontario N7V3L8

Between: Antonio Cossa Landlord

And

Ken Groulx Tenants
Sarah Munro

Antonio Cossa (the 'Landlord') applied for an order to terminate the tenancy and evict Ken Groulx and Sarah Munro (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 15, 2026.

The Landlord and Tenant, Ken Groulx on behalf of both the Tenants attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submissions, and specifically the Tenants understood that the tenancy could be terminated if they breach the terms of this consent order.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$11,451.00 for arrears of rent up to January 31, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - **\$500.00 due on or before the first day of each month beginning February 1, 2026 up to and including November 1, 2027.**
 - **\$451.00 due on or before December 1, 2027.**
3. The Tenants shall also pay to the Landlord the lawful monthly rent as it falls due on the first day of every month in full starting February 1, 2026 to December 1, 2027, or until the arrears are repaid 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 owing to the Landlord under 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 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.

January 22, 2026
Date Issued

Nersi Makki
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.