



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

File Number: LTB-L-091029-25

In the matter of: 4, 26 GLEN ECHO DR
HAMILTON ON L8K4H6

Between: WOODMAN DRIVE HOLDING CORP. Landlord

And

THOMAS GEROUX
LORIBETH KEARNES Tenants

WOODMAN DRIVE HOLDING CORP. (the 'Landlord') applied for an order to terminate the tenancy and evict Thomas Geroux and Loribeth Kearnes (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on January 15, 2026. The Landlord's legal representative Angie Gravelle and the Tenant Loribeth Kearnes attended the hearing. Tenant Loribeth Kearnes confirmed that she had authorization to act on behalf of Tenant Thomas Geroux.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$8,186.00 which represents arrears of rent (\$8,000.00) plus the application filing fee (\$186.00) for the period ending January 31, 2026.
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
On or before February 1, 2026	\$3,000.00
On or before March 1, 2026	\$500.00
On or before April 1, 2026	\$500.00

On or before May 1, 2026	\$500.00
On or before June 1, 2026	\$500.00
On or before July 1, 2026	\$500.00
On or before August 1, 2026	\$500.00
On or before September 1, 2026	\$500.00
On or before October 1, 2026	\$500.00
On or before November 1, 2026	\$500.00
On or before December 1, 2026	\$500.00
On or before January 1, 2027	\$186.00

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 February 1, 2026 to January 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 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 23, 2026
Date Issued

Sandra Sabourin
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.