



January 22, 2026

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

File Number: LTB-L-083403-25

In the matter of: 1, 322 LAKESHORE RD W
MISSISSAUGA ON L5H1G8

Between: 322 Lakeshore Road West Inc. Landlord

And

Stanley Barratteau Tenants
Beatrice Boncy

322 Lakeshore Road West Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Stanley Barratteau and Beatrice Boncy (the 'Tenant') because:

- the Tenants have been persistently late in paying the Tenant's rent.

This application was heard by videoconference on December 18, 2025.

The Landlords Legal Representative Nicola Bain and the Tenants Legal Representative Agatha Small 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.

This order has been **Amended** to reflect paragraph #2 with the added rent increase effective May 1, 2026

On consent of the parties, it is ordered that:

1. The lawful monthly rent is \$2665.00.
- 2. Effective May 1, 2026, the monthly rent will increase to \$2720.96**

3. The Tenants shall pay to the Landlord \$1365.00 on or before December 19, 2025, which is the balance of outstanding rent owing for the monthly rental period December 1, 2025, to December 31, 2025.
4. The tenancy between the Landlord and the Tenants continues if the Tenants meets the conditions set out below.
 - A. 50% of the Lawful rent payable on or before January 02, 2026 (January rent)
 - B. 50% of the lawful rent payable on or before January 16, 2026 (January rent)
 - C. 50% of the Lawful rent payable on or before February 13, 2026. (February rent)
 - D. 50% of the Lawful rent payable on or before February 27, 2026 (February rent)
 - E. 50% of the Lawful rent payable on or before March 13, 2026 (March rent)
 - F. 50% of the Lawful rent Lawful rent payable on or before March 27, 2026 (March rent)
 - G. 50% of the Lawful rent payable on or before April 10, 2026 (April rent)
 - H. 50% of the Lawful rent payable on or before April 24, 2026 (April rent)
 - I. 50% of the Lawful rent payable on or before May 08, 2026 (May rent)
 - J. 50% of the Lawful rent payable on or before May 22, 2026 (May rent)
 - K. 50% of the Lawful rent payable on or before June 05, 2026 (June rent)
 - L. 50% of the Lawful rent payable on or before June 19, 2026 (June rent)
 - M. 50% of the Lawful rent payable on or before July 03, 2026 (July rent)
 - N. 50% of the Lawful rent payable on or before July 17, 2026 (July rent)
 - O. 50% of the Lawful rent payable on or before August 14, 2026 (August rent)
 - P. 50% of the Lawful rent payable on or before August 28, 2026 (August rent)
 - Q. 50% of the Lawful rent payable on or before September 11, 2026 (September rent)
 - R. 50% of the Lawful rent payable on or before September 25, 2026 (September rent)

- S. 50% of the Lawful rent payable on or before October 09, 2026 (October rent)
 - T. 50% of the Lawful rent payable on or before October 23, 2026 (October rent)
 - U. 50% of the Lawful rent on or before November 06, 2026 (November rent)
 - V. 50% of the Lawful rent payable on or before November 20, 2026 (November rent)
 - W. 50% of the Lawful rent payable on or before December 04, 2026 (December rent)
 - X. 50% of the Lawful rent payable on or before December 18, 2026 (December rent)
5. If the Tenants fail to comply with the conditions set out in paragraph #3 #4 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.
 6. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application on or before December 19, 2025.
 7. If the Tenants do not pay the Landlord the full amount owing on or before December 19, 2025, the Tenants will start to owe interest. This will be simple interest calculated from December 20, 2025, at 4.00% annually on the balance outstanding.

Date Amended

January 22, 2026

Date Issued

Date Amended

January 13, 2026

Date Issued

January 6, 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.