



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

File Number: LTB-L-099038-25

In the matter of: 3, 31 CUMBERLAND ST
BARRIE ON L4N2P3

Between: Nick and Silvana Gallo Landlord

And

Helen Stockton Tenants
Nathan S.G. Brown

Nick and Silvana Gallo (the 'Landlord') applied for an order to terminate the tenancy and evict Helen Stockton and Nathan S.G. Brown (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 27, 2026.

The Landlord and the Tenants were present.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$3,475.64 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:
 - a) \$1,300.00 on or before February 13, 2026,
 - b) \$400.00 on or before February 27, 2026,
 - c) \$1,300.00 on or before March 13, 2026,
 - d) \$475.64 on or before March 27, 2026.
3. The Tenant 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 March 1, 2026, or until the arrears are paid in full, whichever date is earliest.

4. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 29, 2026
Date Issued

Maryam Cooper
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.