



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

File Number: LTB-L-096477-25

In the matter of: 3, 252 MISSISSAUGA ST W
ORILLIA ON L3V3B8

Between: 6397352 Canada Inc. Landlord
Alon Ben-Chorin

And

Chris Sandy Tenant
Chloe Paquette

6397352 Canada Inc. and Alon Ben-Chorin (the 'Landlord') applied for an order to terminate the tenancy and evict Chris Sandy and Chloe Paquette (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Prior to the videoconference hearing on January 28, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord Agent, Alon Mati Ben-Chorin, and the Tenant participated in the mediation. The Tenant, Chris Sandy, also represented the interests of Chloe Paquette, who did not attend the mediation. The Tenant also consulted with Tenant Duty Counsel prior to mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4786.00 which represents arrears of rent up to January 31, 2026 and the filing fee.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$2500.00	On or before January 30, 2026
\$250.00	On or before the 24th day of each month for 9 months from <u>February 24, 2026 to October 24, 2026</u>
\$36.00	On or before November 24, 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 November 30, 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.

February 5, 2026

Date Issued

Monica Dairo

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.