



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-107465-25

In the matter of: 469 ALBERT ST
OSHAWA ON L1H4S7

Between: Alain Wada Landlord

And

Tamera Renaud Tenant

Alain Wada (the 'Landlord') applied for an order to terminate the tenancy and evict Tamera Renaud (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.
- the Tenant has not paid the rent owing to the Landlord.

This application was heard by videoconference on January 28, 2026.

The Landlord, the Landlord's legal representative Tiffany Corradetti, the Tenant and the Tenant's legal representative Chaseity Jackson attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied the parties understood the consequences of the consent.

It is agreed that:

1. As per Form 48, *Report of Administrator on Consumer Proposal*, the Tenant filed on January 21, 2026.
2. *The Bankruptcy and Insolvency Act*, R.S.C. 1985, B-3, as amended, (BIA) under section 69.2 causes an automatic stay in proceedings when a tenant has filed a consumer proposal.
3. This impacts the Landlord's L1 application. The Landlord's L2 application is not stayed as a result of the Tenant's filing.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of February 28, 2026. The Tenant must move out of the rental unit on or before February 28, 2026.

2. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after March 1, 2026.
4. Pursuant to the agreement of the parties, this resolves the application before the Board.

February 4, 2026
Date Issued

Dana Wren

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on September 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.