



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096584-25

In the matter of: 10, 185 QUEEN ST.
PORT PERRY ON L9L1B8

Between: P.P. QUEEN P.P. LTD. Landlord

And

JAMES BLACK Tenant

P.P. QUEEN P.P. LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict JAMES BLACK (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Donna Wood appeared as the Landlord's legal representative. The Tenant attended the hearing and was self-represented.

During mediation, the parties agreed that:

- Within 14 days of obtaining the information, the Tenant shall advise the Landlord of his new address and place of employment.

Through mediation, the parties consented to the following order. I was satisfied that the parties understood and agreed to the terms below.

It is ordered on consent that:

1. The tenancy terminated effective December 1, 2025.
2. The Tenant shall pay to the Landlord \$19,487.25. This represents \$21,486.00 in rent arrears to December 1, 2025 less the \$1,950.00 last month's rent deposit and \$48.75 in interest owing on that deposit.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$400.00 on or before February 15, 2026.
 - b) \$400.00 on or before the first day of each month commencing March 1, 2026 and concluding January 1, 2030.
 - c) \$287.25 on or before February 1, 2030.

4. If the Tenant fails to make a payment as in paragraph 3 of this order the outstanding balance will immediately become due and payable in full, with interest accruing as of the date of the breach. This will be simple interest calculated at 4.00% annually on the balance outstanding.

February 3, 2026
Date Issued

Andrew Rowell
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.