



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

File Number: LTB-L-097441-25

In the matter of: 409 A, 111 TAUNTON RD E
OSHAWA ON L1G3T9

Between: Katlena's Palace Inc. Landlord

And

Lorne Perkins Tenants
Heather Perkins

Katlena's Palace Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Lorne Perkins and Heather Perkins (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on January 28, 2026. The Landlord's agent, Kathy Bucan and the Tenant, Heather Perkins attended the hearing. The Tenant, Heather Perkins provided evidence that she was authorized by the second Tenant, Lorne Perkins to represent him in this matter. The Tenant did not meet with Duty Counsel prior to the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$1,683.61. It is due on the 1st day of each month.
2. For one time only the lawful monthly rent for February 2026 will be due on February 19, 2026 instead of February 1, 2026. Thereafter, the lawful monthly rent will be due on the 1st day of each month.

On consent it is ordered that:

1. The Tenants shall pay to the Landlord \$764.02 which represents arrears of rent (\$578.02) plus the application filing fee (\$186.00) for the period ending January 31, 2026.

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

Date Payment Due	Amount of Payment
February 2, 2026	\$190.00
February 13, 2026	\$574.02

3. The Tenants shall also pay to the Landlord the lawful monthly rent for February 2026 on or before February 19, 2026.
4. If the Tenants fail to make any one of the payments in accordance with paragraphs 2 and 3 of this order, the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

February 2, 2026
Date Issued

Floredana Ungureanu
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.