



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

File Number: LTB-L-084044-25

In the matter of: 103, 85 BLOOR ST W
OSHAWA ON L1J6G8

Between: 2855101 Ontario Inc. Landlord

And

Lisa Grace Strutt Tenants
Raymond Boivin

2855101 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Lisa Grace Strutt and Raymond Boivin (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on January 22, 2026, by video conference, at which time the parties decided to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlord's Representative, Anome Mehrabian, and the Tenants attended the hearing.

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

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$7,186.00. This amount represents \$7,000.00 for arrears of rent up to January 31, 2026, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$586.00 on or before February 1, 2026.
 - b) \$600.00 on or before the first day of each month starting March 1, 2026, to January 1, 2027.
3. The Tenants 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 January 1, 2027, or until the arrears are paid in full, whichever date is earliest.

4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and 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 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 3, 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.