



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

File Number: LTB-L-097607-25

In the matter of: 871 ELM AVE
WINDSOR ON N9A5H4

Between: Aayush Anand Landlord
Home 2 Home Properties

And

Tammy Letourneau Tenants
Dustin Letourneau

Aayush Anand and Home 2 Home Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Tammy Letourneau and Dustin Letourneau (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on February 2, 2026. Paralegal, Ghadeer Jwad (GJ), attended on behalf of the Landlord with Property Manager, Kaela McLellan. Tenant, Tammy Letourneau, attended on behalf of herself and her son, Dustin Letourneau. TL confirmed she has verbal authorization to represent her son and GJ accepted her authorization. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

General Information:

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The current rent is \$2,101.25. It is due on the 1st day of each month.
4. The rent arrears owing to February 28, 2026 are \$7,315.75.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. Accordingly, the total amount the Tenants owe the Landlord is \$7,501.75 (\$7,315.75 + \$186.00).
7. Pursuant to section 78 of the Act, the parties agree on a payment plan.

On consent, it is ordered that:

1. The Tenants shall pay to the Landlord \$7,315.75 for arrears of rent up to February 28, 2026 and \$186.00 costs, totalling \$7,501.75.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 (\$7,501.75) in accordance with the following schedule:
 - . \$1,500.00 minimum on or before February 6, 2026
 - . \$500.00 minimum on or before February 13, 2026
 - . \$500.00 minimum on or before March 1, 2026
 - . \$500.00 minimum on or before March 13, 2026
 - . \$500.00 minimum on or before April 1, 2026
 - . \$500.00 minimum on or before April 10, 2026
 - . \$500.00 minimum on or before May 1, 2026
 - . \$500.00 minimum on or before May 14, 2026
 - . \$500.00 minimum on or before June 1, 2026
 - . \$500.00 minimum on or before June 12, 2026
 - . \$500.00 minimum on or before July 1, 2026
 - . \$500.00 minimum on or before July 10, 2026
 - . \$501.75 minimum on or before August 1, 2026
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 March 1, 2026 to August 31, 2026, 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 September 1, 2026.

February 11, 2026
Date Issued

Shawn Hayman
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.