



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

File Number: LTB-L-103538-25

In the matter of: 8235 ENFIELD PL
WINDSOR ON N8S4N2

Between: EDWARD ABOUKASSM Landlord

And

JEREMY RENAUD Tenant

EDWARD ABOUKASSM (the 'Landlord') applied for an order to terminate the tenancy and evict JEREMY RENAUD (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

This application was heard by videoconference on January 12, 2026.

The Landlord's Legal Representative Richard Lammers and the Tenant attended the hearing

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 consequences of the joint submission.

The parties agreed:

1. The Lawful monthly rent is \$1,335.00.

It is ordered on consent that:

1. The Landlord's L1 application is withdrawn.
2. The Tenant shall pay monthly rent to the Landlord in two payments each month pursuant to the following payment scheduled:

	<u>DATE OF PAYMENT:</u>	<u>AMOUNT OF PAYMENT:</u>
1.	On or before January 20, 2026	\$667.50

	<u>DATE OF PAYMENT:</u>	<u>AMOUNT OF PAYMENT:</u>
2.	On or before February 1, 2026	\$667.50
3.	On or before February 20, 2026	\$667.50
4.	On or before March 1, 2026	\$667.50
5.	On or before March 20, 2026	\$667.50
6.	On or before April 1, 2026	\$667.50
7.	On or before April 20, 2026	\$667.50
8.	On or before May 1, 2026	\$667.50
9.	On or before May 20, 2026	\$667.50
10.	On or before June 1, 2026	\$667.50
11.	On or before June 20, 2026	\$667.50
12.	On or before July 1, 2026	\$667.50
13.	On or before July 20, 2026	\$667.50
14.	On or before August 1, 2026	\$667.50
15.	On or before August 20, 2026	\$667.50
16.	On or before September 1, 2026	\$667.50
17.	On or before September 20, 2026	\$667.50
18.	On or before October 1, 2026	\$667.50
19.	On or before October 20, 2026	\$667.50
20.	On or before November 1, 2026	\$667.50
21.	On or before November 20, 2026	\$667.50
22.	On or before December 1, 2026	\$667.50
23.	On or before December 20, 2026	\$667.50

3. If the Tenant fails to make any one of the payments in full or on time in accordance with payment schedule in paragraph 2, the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy
4. Commencing January 1, 2027 onwards the Tenant shall pay to the Landlord the full lawful monthly rent on or before the 1st of each month.
5. The Tenant shall pay \$186.00 in costs to the Landlord for the filing of the application.
6. If the Tenant does not pay the Landlord the full amount owing on or before December 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 1, 2027 at 4.00% annually on the balance outstanding.

February 5, 2026
Date Issued

Sean Ramage
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.