



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

File Number: LTB-L-098641-25

In the matter of: 101, 203 COX MILL RD
BARRIE ON L4N4G4

Between: MARIA SPALVIERI
Domenic Spalvieri Landlord

And

Brad Bellerby Tenant

MARIA SPALVIERI and Domenic Spalvieri (the 'Landlord') applied for an order to terminate the tenancy and evict Brad Bellerby (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 3, 2026. The Landlord and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Hudson.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

The parties agree that:

1. The application will be amended to name the correct unit number as 101.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,236.00, which represents the arrears of rent (\$4,050.00) plus the filing fee (\$186.00) for the period ending February 28, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 of this order as follows:
 - a) \$500.00 per month due on or before the 15th day of each month for an 8-month period starting in the month of February 2026, up to and including the month of September 2026 (arrears plus filing fee); AND

- b) \$296.00 on or before October 15, 2026 (arrears).
3. In addition to the payments noted in paragraph 2 of this order, the Tenant shall also pay to the Landlord the total lawful rent on or before the 1st day of each month starting March 1, 2026, and continuing each month thereafter until all the amounts owing as noted in paragraph 1 of this order are paid in full.
4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing. The Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant, and requiring that the Tenant pay any new arrears that became owing after February 28, 2026.

February 9, 2026
Date Issued

Sonja Hudson
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.