



Order under Section 57 Residential Tenancies Act, 2006

File Number: LTB-T-017963-25

In the matter of: 39 TURNBERRY LANE
BARRIE ON L9J0M8

Between: Dara Winter Tenant

And

James Contreras Landlord
Anndy Contreras

Dara Winter (the 'Tenant') applied for an order determining that James Contreras and Anndy Contreras (the 'Landlord') gave a notice of termination in bad faith.

This application was heard by videoconference on February 3, 2026.

The Tenant, Dara Winter, the Tenant's Representative, Jing Xue, the Landlords, James Contreras and Anndy Contreras, and the Landlord's Representative, Ana Harbuz attended the hearing. The parties agreed to participate in mediation. 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 the parties understood the terms and consequences of their consent.

On consent it is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$8,000.00 in accordance with the following schedule:
 - a) On or before February 3, 2026, \$2,500.00.
 - b) On or before March 31, 2026, \$2,500.00.
 - c) On or before April 30, 2026, \$2,500.00.
 - d) On or before May 31, 2026, \$500.00.
2. If the Landlord fails to make a payment to the Tenant, the remaining balance becomes due and owing the day after the defaulted payment. The Landlord will also owe interest. This will be simple interest calculated from the day after the defaulted payment at 4.00% annually on the balance outstanding.

February 10, 2026
Date Issued

Tanya Speedie
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.