



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-103462-25-SA

In the matter of: 39 FOURTH ST E
CORNWALL ON K6H2H7

Between: Alain Billard
John Kooiman
Dave Prupas
Landlords

And

Casaundra Deguire
Tenant

Alain Billard, John Kooiman and Dave Prupas (the 'Landlords') applied for an order to terminate the tenancy and evict Casaundra Deguire (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the mediated settlement signed by the parties on August 20, 2025 with respect to application LTB-L-045847-25SA.

The Landlords' application was resolved by order LTB-L-103462-25, issued on January 7, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-103462-25.

This motion was heard by videoconference on February 4, 2026.

One of the Landlords, Alain Billard, the Landlords' representative, James Moak, and the Tenant's representative, attended the hearing.

At the hearing, the parties consented to the Tenant's motion to set aside order LTB-L-103462-25 issued on January 7, 2026 and that order LTB-L-007405-25 issued on May 7, 2025 be cancelled and replaced with the following order.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-103462-25 issued on January 7, 2026, is granted.
2. Order LTB-L-103462-25 issued on January 7, 2026 is set aside and cannot be enforced.
3. Order LTB-L-007405-25 issued on May 7, 2025 is cancelled and replaced with the following:

4. The Tenant shall pay to the Landlords \$5,461.14 for arrears of rent up to February 28, 2026 and costs.
5. The Tenant shall pay to the Landlords the amount set out in paragraph 4 in accordance with the following schedule:

<u>Payment Date</u>	<u>Payment Amount</u>
On or before February 4, 2026	\$1,800.00
On or before February 5, 2026	\$1,800.00
On or before February 20, 2026	\$400.00
On or before March 20, 2026	\$400.00
On or before April 20, 2026	\$400.00
On or before May 20, 2026	\$400.00
On or before June 20, 2026	\$261.14

6. The Tenant shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period March 1, 2026 to June 1, 2026, or until the arrears are paid in full, whichever date is earliest.
7. If the Tenant fails 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 Tenant to the Landlords pursuant to paragraph 4 of this order shall become immediately due and owing and the Landlords 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 and evicting the Tenant and requiring that the Tenant to pay any new arrears, NSF fees and related charges that became owing after February 28, 2026.

February 9, 2026
Date Issued

 Karen Gonçalves
 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.

