



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096621-25
LTB-L-108137-25

In the matter of: 573 SINCLAIR ST
COBOURG ON K9A2Y8

Between: Jeffrey William Harrison Landlord

And

Kurtis Williams Tenant
Sarah MacDowall

Jeffrey William Harrison (the 'Landlord') applied for an order to terminate the tenancy and evict Kurtis Williams and Sarah MacDowall (the 'Tenant') because:

- The Tenant did not pay the rent that the Tenant owes (L1 Application); and
- The Tenant was persistently late in paying the rent. (L2 Application).

Mediation was held on January 27, 2026. The following parties participated in the mediation: The Landlord's representative, John Leonard Lambe, the Landlord, Jeffrey William Harrison, and the Tenants, Kurtis Williams and Sarah MacDowall. Also present was, Jennifer Lambe, assisting the Landlord's representative.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$11,386.00** for arrears of rent up to January 31, 2026 (\$11,200.00) and costs for filing the L1 application (\$186.00).
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$500 on or before the 15th day of each month for the period February 15, 2026, to November 15, 2027.
 - \$386 on or before December 15, 2027.

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026, to December 1, 2027, or until the arrears are paid in full, whichever date is earliest.
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 and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and 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 and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.
5. The Tenants shall pay to the Landlord \$186.00, representing costs for filing the L2 application, on or before February 20, 2026.
6. If the Tenant does not pay the Landlord the full amount owing as per paragraph 5 on or before February 20, 2026, the Tenants will owe interest. This will be simple interest calculated from February 21, 2026, at 4% annually on the balance outstanding.
7. This order on consent is in full and final resolution of applications LTB-L-096621-25 and LTB-L-108137-25.

February 9, 2026
Date Issued

Kevin Kordahi
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.