



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-098755-25

In the matter of: Unit 1, 231 Gladstone Ave.
Windsor, ON N9A 2P6

Between: Robert McCormick Landlord

And

Lawrence Leeder Tenant

Robert McCormick (the 'Landlord') applied for an order to terminate the tenancy and evict Lawrence Leeder (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 2, 2026.

The Landlord and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,026.00, which includes:
 - \$2,840.00 for arrears owing up to January 31, 2026; and
 - \$186.00 for the fee paid by the Landlord for filing the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - i. \$300.00 on or before the fifteenth (15th) day of each month for ten (10) consecutive months, beginning February 15, 2026, and continuing each month, up to and including November 15, 2026.
 - ii. \$26.00 on or before December 15, 2026
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on the first (1st) of the month, for the period beginning March 1, 2026, through to December 31, 2026, 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.

February 11, 2026
Date Issued

Nancy Morris
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.