



**Order under Section 69
Residential Tenancies Act, 2006
And section 21.1 of the Statutory Powers Procedure Act**

File Number: LTB-L-095574-25-AM

In the matter of: 1054 PRITCHARD PL
NEWMARKET ON L3Y8K4

Between: Birch Housing (Inter Faith Homes (Centenary) Corporation) Landlord

And

Norma Vernassa Tenant
Gerard Vernassa

This amended order is issued to correct a clerical error in the original order issued on February 3, 2026. The amendments have been **bolded, italicized, and underlined for easy reference. The rest of the order remains unchanged.**

Birch Housing (Inter Faith Homes (Centenary) Corporation) (the 'Landlord') applied for an order to terminate the tenancy and evict Norma Vernassa and Gerard Vernassa (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1); and
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant (L2).

The Landlord also claimed unpaid utility bills.

Prior to the videoconference hearing on January 26, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Hunter Stone, the Landlord Agent, Sean Pugh, and the Tenant participated in the mediation. The Tenant also consulted with Tenant Duty Counsel prior to mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. The current lawful rent is due on the first of the month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$10,536.00 which represents the following:
 - a. Arrears of rent up to January 31, 2026 (\$10,350.00); and
 - b. The filing fee (\$186.00).
2. The Tenant **shall pay** to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$292.66	On or before the 20th day of each month for 35 months from <u>February 20, 2026 up to and including December 20, 2028</u>
\$292.90	On or before January 20, <u>2029</u>

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 January 31, **2029**, 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 paragraphs 2 and 3 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 Tenant **shall also** pay to the Landlord the costs for outstanding utilities charges to the end of January 31, 2026 amounting to \$1126.70 in accordance to the following schedule:

AMOUNT DUE	DUE DATE
\$31.29	On or before the 20th day of each month for 35 months from <u>February 20, 2026 up to and including December 20, 2028</u>
\$31.55	On or before January 20, <u>2029</u>

6. With respect to future utility charges, the Tenant **shall also** pay to the Landlord the costs for the utilities as indicated by the utility invoices in accordance with the following terms:

- a. For a period of **36 months, starting from January 26, 2026 up to and including December 26, 2028**, if the Landlord receives the invoice(s) from the utilities company regarding the Tenant's utilities costs, the Tenant shall pay the cost(s) indicated in the invoice(s) to the Landlords directly, **within 10 days of the Landlord notifying the Tenant of the invoice(s)**.
7. If the Tenant fails to comply with the conditions set out in paragraph 5 or 6 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

February 3, 2026
Date Issued

Monica Dairo
Hearings Officer, Landlord and Tenant Board

February 10, 2026
Date Amended

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.