



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-108504-25

In the matter of: 174 HICKLING TRAIL
BARRIE ON L4M5T8

Between: Woodhaven Properties

Landlord

And

Bianca Del Duca
Bryan Haskett

Tenant

Woodhaven Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Bianca Del Duca and Bryan Haskett (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

Mediation was held on February 5, 2026. The following parties participated in the mediation: The Landlord's representative, Sam Hornung, and the Tenant, Bianca Del Duca, representing all Tenants.

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.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord new rent on time and in full as it comes due and owing for the period March 1, 2026, to February 1, 2027.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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 17, 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.