



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

File Number: LTB-L-001645-26-SA

In the matter of: 204, 342 Main St E
Beaverton ON L0K1A0

Between: Durham Regional Local Housing Corp. Landlord

And

Kenneth Gage Tenant
Denise Guillemette

Durham Regional Local Housing Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Kenneth Gage and Denise Guillemette (the 'Tenant') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on June 30, 2025 with respect to application LTB-L-099331-24.

The Landlord's application was resolved by order LTB-L-001645-26, issued on January 14, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-001645-26.

This motion was heard by videoconference on February 9, 2026. The Landlord's representative, Lynn Alexander and the Tenants, Kenneth Gage and Denise Guillemette, attended the hearing.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$860.00. It is due on the first day of each month.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-001645-26, issued on January 21, 2026, is granted.
2. Order LTB-L-001645-26, issued on January 14, 2026, is set aside and cannot be enforced.
3. The previous order issued on June 30, 2025 with respect to LTB-L-099331-24 is cancelled and replaced with the following:
4. The Tenants shall pay to the Landlord \$4,859.00 for arrears of rent up to February 28, 2026, which includes \$186.00 for the application filing fee.
5. The Tenants shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
 - a) \$300.00 is to be paid on or February 11, 2025.
 - b) \$400.00 is to be paid on or before the first (1) of each month for the next eight (8) months commencing on March 1, 2026, up to and including September 1, 2026; and.
 - c) The balance outstanding of \$499.00 on or before October 1, 2026.
6. February's rent of \$860.00 shall be paid on or before February 11, 2026.
7. The Tenants shall pay the lawful monthly rent to the Landlord in full and on or before the first day of each month starting on March 1, 2026, to October 1, 2026, or until the arrears are paid in full, whichever date is earliest.
8. If the Tenants fail to make any one of the payments in accordance with paragraphs 5 or 6 and or 7 of this order the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 4 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after February 28, 2026.

February 11, 2026
Date Issued

John Russett
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.