



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-103743-25

In the matter of: 2967 BRIMLEY DR
WINDSOR ON N8R 1L9

Between: CHADI ABOUKASSM Landlord

And

CHRIS CHARRON Tenant

CHADI ABOUKASSM (the 'Landlord') applied for an order to terminate the tenancy and evict CHRIS CHARRON (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

This application was scheduled to be heard by videoconference on February 9, 2026. The Landlord's legal representative, paralegal, Richard Lammers, and the Tenant, Chris Charron, attended the hearing. The Tenant did not meet with Duty Counsel prior to the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,840.00. It is due on the 1st day of each month.
3. The Tenant has paid \$4,834.00 to the Landlord since the application was filed.
4. The rent arrears owing to February 28, 2026, are \$0.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

On consent on the parties, it is ordered that:

L1 Application

1. The outstanding arrears have been paid in full by the Tenant to the Landlord. The Tenant shall pay to the Landlord \$186.00 which represents the application filing fee.

L2 Application

2. The Tenant shall pay to the Landlords the lawful monthly rent on or before the 1st day of each month for the period commencing March 1, 2026, to up and inclusive February 1, 2027.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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

Pauline Brewster

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.