



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-101080-25

In the matter of: 603, 329 Blake St.
Barrie, ON L4M 1L2

Between: M Residential Real Estate LP Landlord

And

Louise Carpenter Tenants
Kevin Carpenter

M Residential Real Estate LP (the 'Landlord') applied for an order to terminate the tenancy and evict Louise Carpenter and Kevin Carpenter (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on February 10, 2026, by video conference, at which time the parties decided to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlord's Representative, Kristina Klein, was present. The Tenant, Louise Carpenter, was present on behalf of both Tenants.

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

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$3,705.08 for arrears of rent up to February 28, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - 1) \$308.76 on or before the first (1st) day of each month for eleven (11) consecutive months, beginning March 1, 2026, through to January 1, 2027.
 - 2) \$308.72 on or before February 1, 2027.
1. The Tenants 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 from March 1, 2026, to February 1, 2027, or until the arrears are paid in full, whichever date is earliest.

2. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 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, 2027.

February 20, 2026
Date Issued

Maryam Cooper
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.