



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096945-25

In the matter of: Unit 1, 2236 Line 34 Road
Shakespeare, ON N0K 1J0

Between: Stasio Corp. Landlord

And

Greg Freund Tenants
Alexandra Freund

Stasio Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Greg Freund and Alexandra Freund (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 Legal Representative, Andrew M. Beney, the Landlord, and the Tenants, were present.

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.

The parties agreed that:

1. The parties reached consent prior to the mediation and requested an order on consent confirming the terms of their agreement.
2. The Tenants vacated the rental unit on November 30, 2025.
3. The total rent arrears and costs are calculated up to the date the Tenants vacated the unit.
4. The parties agreed on consent on the total amount of arrears owing, and the parties understood the outcome of hearing could be different.
5. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice, or before the date the application was filed.

6. The Tenants were in possession of the rental unit on the date the application was filed.
7. The lawful rent is \$2,300.00. It was due on the 15th day of each month.
8. The rent arrears owing to November 30, 2025, are \$6,900.00.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The parties agreed this order resolves all issues arising from this tenancy between the Landlord and the Tenants, and it is a full and final settlement.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of November 30, 2025, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$6,900. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application.
3. The Tenants shall pay the Landlord the amount in paragraph 2 of this order in accordance with the following schedule:
 - a) \$1,150.00 on or before March 15, 2026,
 - b) \$1,150.00 on or before April 15, 2026,
 - c) \$1,150.00 on or before May 15, 2026,
 - d) \$1,150.00 on or before June 15, 2026,
 - e) \$1,150.00 on or before July 15, 2026,
 - f) \$1,150.00 on or before August 15, 2026.
4. If the Tenants do not pay the Landlord the full amount owing in accordance with paragraph 3 of this order, the balance in paragraph 2 of this order will become immediately due and payable to the Landlord on the day following the breach of payment. The Tenants will start to owe interest. This will be simple interest calculated from the day following the breach of payment at 4.00% annually on the balance outstanding.

5. This order resolves all issues arising from this tenancy between the Landlord and the Tenants, and it is a full and final settlement of all issues.

February 18, 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.

