



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-001362-26

In the matter of: 53 EDGEWATER BLVD
PETERBOROUGH ON K9H1A4

Between: KAREN DRYSDALE-CHUNG Landlord

And

JEREMY LEVECK Tenants
ERIN FRANCIS

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.

KAREN DRYSDALE-CHUNG (the 'Landlord') applied for an order to terminate the tenancy and evict JEREMY LEVECK and ERIN FRANCIS (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).

The parties attended a hearing on February 17, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Felicia Puscalau.

The Landlord's Agent, Bethann Corfe, was present accompanied by Jeremy Leveck, who attended on behalf of both Tenants.

Following comprehensive resolution discussions, the parties mutually agreed to settle all matters at issue in the application and requested an order on consent. I am satisfied that the parties fully understood the terms of the agreement and the legal consequences of providing their informed and voluntary consent.

On consent of the parties, it is ordered that:

L1 Application – Non-Payment of Rent

1. The Tenant shall pay to the Landlord **\$2,812.19** for arrears of rent up to **February 28, 2026**, and costs.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$2,000.00	On or before February 27, 2026
\$812.19	On or before March 13, 2026

3. The Tenant shall also pay to the Landlord the new rent for the month of March on or before March 27, 2026.
4. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after **February 28, 2026**.

L2 Application – Persistent Late Payment of Rent

5. The Tenant shall pay the Landlord the monthly rent on or before the first day of each month for the period from May 1, 2026, to October 1, 2027. Rent for the month of April 2026 shall be paid on or before April 10, 2026.
6. If the Tenant fails to make any of the payments in paragraph 5 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

February 23, 2026
Date Issued

 Felicia Puscalau
 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.