



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

File Number: LTB-L-105660-25

In the matter of: 302, 119 FIRST ST W
CORNWALL ON K6J1C2

Between: Denise Couture Landlord

And

Michael Bedard Tenant

Denise Couture (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Bedard (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

The application was scheduled to be heard by video conference on February 25, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Kimberly Walsh, the Landlord, and the Tenant attended the mediation. Prior to mediation, the Tenant utilized the services of Tenant Duty Counsel.

The parties agreed that:

1. The Tenant vacated the rental unit on February 08, 2026.
2. The rent arrears owing to February 08, 2026, are \$9,100.00.
3. The Tenant will pay the Landlord \$140.00 to reimburse the Landlord for bank fees the Landlord incurred as a result of 7 cheques given by or on behalf of the Tenant which were returned NSF.
4. The Tenant shall pay the Landlord incurred costs of \$186.00 for filing the application.
5. There is no last month rent despoit.

On consent of the parties, it is ordered that:

1. The total amount the Tenant shall pay the Landlord is \$9,426.00 for arrears of rent up to February 08, 2026, costs, and NSF charges.

2. The Tenant shall pay the Landlord the amount set out in paragraph 1 of this order in accordance with the following schedule:
 - a) \$300.00 on or before the 25th day of each month, for a period of 3-months, commencing March 25, 2026, up to and including May 25, 2026;
 - b) \$500.00 on or before the 25th day of each month for period of 4-months, commencing June 25, 2026, up to and including September 25, 2026;
 - c) \$300.00 on or before the 25th day of each month for a period of 15-months, commencing October 25, 2026, up to and including December 25, 2027;
 - d) \$300.00 on or before the 25th day of each month for a period of 6-months, commencing January 25, 2028, up to and including June 25, 2028; and,
 - e) A final payment of \$226.00 on or before July 25, 2028, to satisfy the arrears.
3. If the Tenant complies with the payment schedule set out in paragraphs 2(a)-(c), the Landlord shall waive the balance of arrears, and collection of the further payments set out in paragraphs 2(d) and 2(e).
4. If the Tenant fails to make any of the payments in accordance with paragraph 2(a)-(e) of this order, and by the dates required, the balance owing under paragraph 1 of this order shall become payable on the day following the date of default and shall bear simple interest. This will be simple interest calculated from the day following the default, in accordance with the *Courts of Justice Act* on the balance outstanding.

February 27, 2026

Date Issued

Adam Rogers

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.