



March 2, 2026

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

File Number: LTB-L-106212-25

In the matter of: 02-01, 169 LANCASTER ST W
KITCHENER ON N2H4T7

Between: Friendly Housing Inc Landlord

And

Dawn Minard Tenants
Jake Zeronian

Friendly Housing Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Dawn Minard and Jake Zeronian (the 'Tenant's') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 25, 2026.

The Landlords Legal representative Irina Karyakina and the Tenant Dawn Minard attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$7897.99 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:

Date Payment Due	Amount of Payment
March 16, 2026	\$500.00
April 16, 2026	\$500.00
May 16, 2026	\$500.00
June 16, 2026	\$500.00
July 16, 2026	\$500.00
August 16, 2026	\$500.00
September 16, 2026	\$500.00
October 16, 2026	\$500.00

November 16, 2026	\$500.00
December 16, 2026	\$500.00
January 16, 2027	\$500.00
February 16, 2027	\$500.00
March 16, 2027	\$500.00
April 16, 2027	\$500.00
May 16, 2027	\$500.00
June 16, 2027	\$397.99

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period March 1, 2026, to June 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. 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 #2 #3 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 Tenant's 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 date arrears run to.

March 2, 2026
Date Issued

 Jennifer Buckminster
 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.

