



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

File Number: LTB-L-067400-25

In the matter of: 395413 COUNTY RD 12
AMARANTH ON L9V1L5

Between: 1001148002 Ontario Inc. Landlord

And

Colin Breary aka Collin Breary Tenant

1001148002 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Colin Breary aka Collin Breary (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 24, 2026.

The Landlord's Legal Representative, Jorge Steinmetz, the Landlord's Agent, G. Nagra and the Tenant attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated on April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after May 1, 2026.
4. Both parties agree that the rental arrears of \$14,400.00 shall be waived and that no rental arrears exist as of April 30, 2026.
5. The Landlord shall pay to the Tenant the amount of \$4,500.00 by April 30, 2026.
6. The Landlord shall provide free towing services (including the equipment necessary to complete this task) of all of the Tenant's vehicles which shall be brought to the Landlord's yard located at 473033 Dufferin County Road 11, Orangeville. The Landlord shall provide

6 months of free parking to the Tenant for his vehicles at the Landlord's Yard in Orangeville.

7. The Landlord shall assist the Tenant with the removal of his possessions from the rental unit, including the provision of snow removal to allow access to the Tenant's vehicles and other possessions belonging to the Tenant.
8. The Landlord shall provide moving trucks and/or uhaul vehicles to the Tenant and assist the Tenant with his move out of the rental unit which will be completed by April 30, 2026. For clarity purposes, the Landlord shall facilitate and provide the necessary equipment to the Tenant so that the Tenant is able to vacate and remove all possessions by April 30, 2026
9. If the Landlord does not pay the Tenant the full amount owing on or before April 30, 2026, the Landlord will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.
10. Both parties shall provide current contact information to each other.

March 6, 2026
Date Issued

Carrie Bertrand
Member, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on September 6, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.