



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

File Number: LTB-L-104701-25

In the matter of: 213, 31 CAMPBELL CRT
STRATFORD ON N5A 7J7

Between: Equiton Residential Income Fund LP Landlord

And

Sarah Gale Tenants
James Leblanc

Equiton Residential Income Fund LP (the 'Landlord') applied for an order to terminate the tenancy and evict Sarah Gale and James Leblanc (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled for a merits hearing, via video conference, on February 24, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. James Leblanc attended on behalf of the Tenants and consulted with Tenant Duty Counsel prior to mediation. Agent of the Landlord, Laveena Sansai, also participated.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$7 370.68, representing the rent arrears up to and including February 28, 2026 and the \$186.00 application filing fee.
2. The Tenants shall pay the amount owing, as per paragraph 1 above, and the monthly rent as it comes due as follows:
 - a. Commencing March 1, 2026, the Tenants shall pay the monthly rent on or before the first (1st) day of each and every month until the amount owing is paid in full.

- b. \$500.00 on or before March 7, 2026;
 - c. \$200.00 on or before March 20, 2026;
 - d. \$1 000.00 on or before April 7, 2026;
 - e. \$300.00 on or before April 24, 2026;
 - f. \$1 000.00 on or before May 7, 2026;
 - g. \$200.00 on or before May 20, 2026;
 - h. \$3 000.00 on or before May 30, 2026;
 - i. \$800.00 on or before June 7, 2026;
 - j. \$370.68 on or before June 25, 2026;
3. 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 this Order shall become immediately due and owing and the Landlord may, without notice to the Tenants apply to the Board 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 February 28, 2026.

March 2, 2026
Date Issued

Susan Parsons
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.