



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

File Number: LTB-L-106709-25

In the matter of: Unit C35, 200 Bruce Ave.
South Porcupine ON P0N1H0

Between: Spruce Hill Lodge Landlord

And

Gary Cool Tenant

Spruce Hill Lodge (the 'Landlord') applied for an order to terminate the tenancy and evict Gary Cool (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on February 26, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord's agent, Tracy Legros, the Tenant, and the Tenant's representative, Brandy Lee-Leonard, were present.

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

The parties agreed that:

1. The rent as of March 1, 2026 will be \$881.70. It is due on the first day of each month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$9,412.70. This amount represents \$9,226.70 for arrears of rent up to March 31, 2026, and \$186.00 for the application filing fee.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$500.00 on or before March 10, 2026;
 - \$100.00 on or before the 1st day of each month for the eighty-nine (89) month period from April 1, 2026 to August 1, 2033;
 - \$12.70 on or before September 1, 2033
3. The Tenant shall also pay to the Landlord new rent in full and on time, as and when it comes due on the 1st day of each month, for the period from April 1, 2026 to September 30, 2033, or until the arrears are paid in full, whichever date is earliest.
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 pays any new arrears, NSF fees and related charges that become owing after March 31, 2026.

March 6, 2026
Date Issued

Nancy Fahlgren
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.