



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

**File Number:** LTB-L-105159-25

**In the matter of:** 2, 6 PEARL CRES  
CHATHAM ON N7M5R8

**Between:** AVANEW SINGLE FAMILY RENTAL GP INC. Landlord

**And**

Cassandra Simmonds Tenants  
Jerry McIntee

AVANEW SINGLE FAMILY RENTAL GP INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Cassandra Simmonds and Jerry McIntee (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on February 26, 2026.

Before the start of the hearing the Landlord's legal representative Angie Gravelle and the Tenant Cassandra Simmonds, on behalf of both Tenants, engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll 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.

**The parties agreed that:**

1. The total arrears of rent owing up to February 28, 2026, including the application filing fee are \$5,458.00.

**It is ordered on consent that:**

1. The Tenants shall pay to the Landlord **\$5,458.00** 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 full on or before **April 20, 2026**.

3. The Tenants shall pay to the Landlord the monthly rent for March 2026 in full on or before **March 20, 2026**.
4. The Tenants shall also pay to the Landlord the monthly rent for April 2026 in full on or before **April 3, 2026**.
5. 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 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 Tenants' 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 **February 28, 2026**.

**March 6, 2026**  
**Date Issued**

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Diego Fernandez-Stoll  
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.