



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

File Number: LTB-L-104386-25

In the matter of: 709 PEARY ST
SCHREIBER ON P0T2S0

Between: Ontario Aboriginal Housing Support Services Corporation
Infinity Property Services an Agency of the Metis Nation of Ontario

Landlords

And

Dawn Porter
Philip Raymond (A.K.A. Phil Raymond)

Tenants

Ontario Aboriginal Housing Support Services Corporation and Infinity Property Services an Agency of the Metis Nation of Ontario (the 'Landlords') applied for an order to terminate the tenancy and evict Dawn Porter and Philip Raymond (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on March 3, 2026. The Landlord's legal representative Lyndsay Dubois and the Tenant Dawn Porter attended the hearing. Tenant Dawn Porter confirmed that she had authorization to act on behalf of Tenant Philip Raymond.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. 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 Landlords \$2,036.00 which represents arrears of rent (\$1,850.00) plus the application filing fee (\$186.00) for the period ending March 31, 2026.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
On or before March 6, 2026	\$925.00
On or before March 20, 2026	\$1,111.00

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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 March 31, 2026.

March 11, 2026
Date Issued

Sandra Sabourin
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.