



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

File Number: LTB-L-108737-25

In the matter of: 409 ALICE ST
CORNWALL ON K6H4S4

Between: Alain Billard Landlords
Bernard Musoni

And

Connor Leadston Tenant

Alain Billard and Bernard Musoni (the 'Landlords') applied for an order to terminate the tenancy and evict Connor Leadston (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on March 11, 2026.

Before the start of the hearing the Landlord Alain Billard, the Landlords' legal representative James Moak and the Tenant's authorized representative and spouse Tori Zappos 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.

It is ordered on consent that:

1. The Tenant shall pay to the Landlords \$2,281.30 for arrears of rent up to March 31, 2026, and costs.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$1,053.60 payable on or before March 12, 2026
 - b) \$1,227.70 payable on or before March 26, 2026

3. 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 pay any new arrears, NSF fees and related charges that became owing after **March 31, 2026**.

March 19, 2026

Date Issued

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.