



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

**File Number:** LTB-L-108798-25

**In the matter of:** 308, 1745 BLOOR ST  
MISSISSAUGA ON L4X1S6

**Between:** 1745 Bloor Holdings Inc. Landlord

**And**

Leonard Courneyea Tenant

1745 Bloor Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Leonard Courneyea (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 9, 2026.

The Landlord's Representative, Howard Levenson, and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$3,511.53 for arrears of rent up to March 31, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

| Date Payment Due            | Amount of Payment |
|-----------------------------|-------------------|
| On or before March 31, 2026 | \$823.89          |
| On or before April 30, 2026 | \$823.89          |
| On or before May 31, 2026   | \$823.89          |
| On or before June 30, 2026  | \$823.89          |
| On or before July 31, 2026  | \$215.97          |

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 2026 to July 2026, 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 pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

**March 19, 2026**  
**Date Issued**

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**Dawn Carr**  
Member, 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.