



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

File Number: LTB-L-079606-25

In the matter of: 8, 25 VALLEY DR
BARRIE ON L4N2A9

Between: Canadian Granite Marine Corp.

Landlord

And

Christopher Bailey also known as Chris
Bailey

Tenant

**This Order is amended to correct a clerical error made in paragraph 3 of this order.
The amendment is reflected in bold type.**

Canadian Granite Marine Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Bailey also known as Chris Bailey (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 representative, Lyndsay Dubois, the Landlord's agent, David Houle, and the Tenant, who was supported by Ivan Sharp from Harvest Family Community Church, 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 current lawful rent is \$1,640.00. It is due on the first day of each month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,321.00. This amount represents \$4,135.00 for arrears of rent up to February 28, 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:
 - \$600.00 on or before March 5, 2026;
 - \$600.00 on or before March 31, 2026;
 - \$600.00 on or before April 30, 2026;
 - \$600.00 on or before May 29, 2026;
 - \$600.00 on or before June 30, 2026;
 - \$600.00 on or before July 31, 2026;
 - \$600.00 on or before August 28, 2026;
 - \$121.00 on or before September 30, 2026.
3. The Tenant shall also pay to the Landlord the lawful monthly rent that will come due during the period from March 1, 2026 until **September 30, 2026**, or until the arrears and costs are paid in full, whichever date comes earliest, as follows:
 - March 2026 rent on or before March 23, 2026;
 - April 2026 rent on or before April 20, 2026;
 - Rent in full, on time, as and when it comes due and owing on the 1st day of each month starting May 1, 2026 until September 30, 2026.
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 February 28, 2026.

March 4, 2026
Date Issued

Nancy Fahlgren
Hearings Officer, Landlord and Tenant Board

March 18, 2026
Date Amended

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.