



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-108058-25

In the matter of: 16, 20 AVENUE ST
OSHAWA ON L1H2T8

Between: AVENUE OSHAWA REALTY LTD.

Landlord

And

Laura Barnaby

Tenant

AVENUE OSHAWA REALTY LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict Laura Barnaby (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on March 17, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Ryan Gacnik.

The Landlord's Agent, Francesca Keliar, and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$10,380.00 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:

Payment Due Date	Payment Due
Due on or before March 20, 2026	\$500.00
Due on or before March 27, 2026	\$500.00
Due on or before April 10, 2026	\$500.00
Due on or before April 17, 2026	\$500.00
Due on or before April 24, 2026	\$500.00
Due on or before May 8, 2026	\$500.00
Due on or before May 15, 2026	\$500.00
Due on or before May 22, 2026	\$500.00
Due on or before June 5, 2026	\$500.00

Due on or before June 12, 2026	\$500.00
Due on or before June 19, 2026	\$500.00
Due on or before July 3, 2026	\$500.00
Due on or before July 10, 2026	\$500.00
Due on or before July 17, 2026	\$500.00
Due on or before July 24, 2026	\$500.00
Due on or before August 7, 2026	\$500.00
Due on or before August 14, 2026	\$500.00
Due on or before August 21, 2026	\$500.00
Due on or before September 4, 2026	\$500.00
Due on or before September 11, 2026	\$500.00
Due on or before September 18, 2026	\$380.00

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 1, 2026, to September 1, 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

 Ryan Gacnik
 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.