



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

File Number: LTB-L-003397-26

In the matter of: 63, 812 PITT ST
CORNWALL ON K6J5R1

Between: William Lang Landlords
Jerome MacDonell

And

Debbie Bologna Tenants
Larry Servage

William Lang and Jerome MacDonell (the 'Landlord's') applied for an order to terminate the tenancy and evict Debbie Bologna and Larry Servage (the 'Tenant's') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 18, 2026, where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative Marie Beaupre and the Tenant Larry Servage participated in the mediation. The Tenant did speak with Tenant Duty Counsel. Larry Servage was able to consent on behalf of all Tenants.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understand the terms and consequences of their consent.

It is ordered on Consent that:

1. The Tenants shall pay to the Landlords \$2,766.00, which represents the arrears of rent and costs (\$186.00) outstanding 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:
 - a) \$50.00 on or before the first day of each month starting April 1, 2026, through to and including September 1, 2030; and

- b) \$66.00 on or before October 1, 2030.
3. The Tenants shall also pay the Landlords the rent in full and on time, on or before the first day of each corresponding month for the months of April 2026 to October 2030, or until there are no arrears owing, whichever comes first.
 4. If the Tenants 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 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 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 Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

March 26, 2026

Date Issued

Monique Browne

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.