



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

**File Number:** LTB-L-003369-26

**In the matter of:** 1, 711 RIDGEWAY ST E  
THUNDER BAY ON P7E5H3

**Between:** Baljeet Singh Landlords  
Karandeep Singh

**And**

Lyam Beemer Tenants  
Sarah Juillette

Baljeet Singh and Karandeep Singh (the 'Landlords') applied for an order to terminate the tenancy and evict Lyam Beemer and Sarah Juillette (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on March 19, 2026. Before the start of the hearing, the Landlords' Representative, Barrett M. Beaudoin and the Tenant, Lyam Beemer, on behalf of the Tenants, advised that the parties had reached an agreement. The Tenant met with Tenant Duty Counsel prior the hearing.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec 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.

**Agreed fact:**

- The Tenants will pay to the Landlords \$169.50 on or before April 20, 2026, representing the costs incurred by the Landlords for garbage removal.

**On consent, it is ordered that:**

1. The Tenants shall pay to the Landlords **\$532.79**, which represents the arrears of rent (\$346.79) 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) \$266.40 on or before March 24, 2026; and
  - b) a final payment of \$266.39 on or before April 21, 2026
3. The Tenants shall also pay the Landlords April 2026 rent in full, on or before April 7, 2026, or until there are no arrears owing, whichever comes first.
4. If the Tenants fail 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 Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' 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 20, 2026**  
**Date Issued**

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Sarah Visnovec  
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.