



Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-002838-26

In the matter of: Upper Unit, 27 ALFRED ST
Barrie, ON, L4N3M2

Between: Rafsan Roman Landlord

and

BRENT GARBUTT Tenants
TAMMY CAMPBELL

- [1] Rafsan Roman (the 'Landlord') applied for an order to terminate the tenancy and evict BRENT GARBUTT and TAMMY CAMPBELL (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.
- [2] The application was scheduled to be heard by video conference on March 18, 2026. The Landlord was present and self-represented. The Tenant, TAMMY CAMPBELL was present on behalf of both Tenants and self-represented.
- [3] The parties elected to participate in Landlord and Tenant Board ('LTB') facilitated mediation with the assistance of Nick Vescio, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.
- [4] The parties agreed to the following:
 - a. The tenancy is terminated effective February 01, 2026.
 - b. The total amount of arrears owing up to February 01, 2026, including the application filing fee is \$3500.00
 - c. This Order is a non-voidable order which means the tenancy is terminated and there is no opportunity for the Tenants to pay the amount owing and remain in the residential unit.
- [5] The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$3500.00 which represents arrears of rent owing up to February 01, 2026, including the application filing fee. The Tenants shall make the following payments to the Landlord in respect of the monies owing:
 - (a) On or before the 10th of each month commencing on May 10, 2026, the Tenants shall pay the Landlord \$300.00 each month towards the arrears up to and including February 10, 2027
 - (b) On or before March 10, 2027, the Tenants shall pay the Landlord \$500.00 towards the balance of the arrears
2. If the Tenants fail to make any of the payments in accordance with paragraph 1 of this Order, and by the dates required, then the balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006.

March 26, 2026
Date Issued

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

Nick Vescio
Hearing Officer, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.