



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-010985-26

In the matter of: 3, 546 JARVIS AVE EAST
WINDSOR ON N8P1C9

Between: JEFF HUNT Landlord
STACEY PILLON
DANNY CARDER

And

RICHARD QUESNELLE Tenant
MARY DUMLAO

JEFF HUNT, STACEY PILLON and DANNY CARDER (the 'Landlord') applied for an order to terminate the tenancy and evict RICHARD QUESNELLE and MARY DUMLAO (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on March 25, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlords Stacey Pillon and Danny Carder and the Tenants were present. Prior to mediation, the Tenants utilized the services of Tenant Duty Counsel.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified as Tenant at the top of the Order.

The parties agreed that:

1. A non-voidable termination was negotiated in good faith.
2. The rent arrears owing to March 31, 2026, are \$3,525.00.
3. There is no last month's rent deposit.
4. The Landlord will waive their claim to any arrears of rent in excess of \$2,000.00, in satisfaction of this agreement.
5. The Landlord will waive their claim to the lawful rent for the month of April 2026, when it becomes due and payable on April 01, 2026, in further satisfaction of this agreement.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 30, 2026.
2. The Tenant shall pay the Landlord \$2,000.00 for arrears of rent, and shall pay that amount in full on or before May 01, 2026.
3. If the Tenant does not pay the Landlord the full amount owing on or before May 01, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 02, 2026, in accordance with the *Courts of Justice Act* on the balance outstanding.
4. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after May 1, 2026.

April 1, 2026
Date Issued

Adam Rogers
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 1, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.