



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-102926-25 and LTB-T-042224-25

In the matter of: 2, 4330 Wilson Point Road North
Severn ON L3V7E1

Between: 9715541 Canada Inc Landlord

And

Vern Foran Tenant

9715541 Canada Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Vern Foran (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 application).

9715541 Canada Inc (the 'Landlord') also applied for an order to terminate the tenancy and evict Vern Foran (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent (L2 application).

Vern Foran (the 'Tenant') applied for an order determining that 9715541 Canada Inc (the 'Landlord') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or a member of their household (T2 application).

Vern Foran (the 'Tenant') also applied for an order determining that 9715541 Canada Inc (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards (T6 application).

These applications were mediated by videoconference on March 24, 2026. As a result of the mediation, the T2/T6 will not be scheduled for hearing.

The Landlord's Agent, Melvin Dancy, attended with Legal Representative, Victoria Marr.

The Tenant was self-represented and spoke with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The lawful monthly rent is \$1,400.00.

2. The total amount the Tenant owes to the Landlord is \$14,486.00 including arrears of rent (\$14,300.00) and costs (\$186.00) up to March 31, 2026.
3. In consideration of the Tenant's applications, the Landlord waives \$2,310.00 of the outstanding arrears.
4. This order resolves all issues between the parties to the date of the mediation.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$12,176.00 which represents the arrears of rent (\$14,300.00) outstanding for the period ending March 31, 2026 plus the application filing fee (\$186.00) minus the waived portion of the arrears (\$2,310.00).
2. The Landlord's application for eviction of the Tenant is denied on the condition that:
 - a. The Tenant shall make the following payments to the Landlord in respect of the monies owing under paragraph 1 of this order:

Date Payment Due	Amount of Payment
April 28, 2026	\$300.00
May 12, 2026	\$300.00
May 26, 2026	\$300.00
June 9, 2026	\$300.00
June 23, 2026	\$300.00
July 7, 2026	\$300.00
July 21, 2026	\$300.00
August 4, 2026	\$300.00
August 18, 2026	\$300.00
September 1, 2026	\$300.00
September 15, 2026	\$300.00
September 29, 2026	\$300.00
October 13, 2026	\$300.00
October 27, 2026	\$300.00
November 10, 2026	\$300.00
November 24, 2026	\$300.00
December 8, 2026	\$300.00
December 22, 2026	\$300.00
January 5, 2027	\$300.00
January 19, 2027	\$300.00
February 2, 2027	\$300.00
February 16, 2027	\$300.00
March 2, 2027	\$300.00
March 16, 2027	\$300.00
March 30, 2027	\$300.00
April 13, 2027	\$300.00

April 27, 2027	\$300.00
May 11, 2027	\$300.00
May 25, 2027	\$300.00
June 8, 2027	\$300.00
June 22, 2027	\$300.00
July 6, 2027	\$300.00
July 20, 2027	\$300.00
August 3, 2027	\$300.00
August 17, 2027	\$300.00
August 31, 2027	\$300.00
September 14, 2027	\$300.00
September 28, 2027	\$300.00
October 12, 2027	\$300.00
October 26, 2027	\$300.00
November 9, 2027	\$176.00

- b. The Tenant shall also pay the Landlord the rent for April 2026 in full, on or before April 14, 2026.
The Tenant shall also pay the Landlord the rent for the months of May 2026 up to and including November 2027 in full, on or before the 1st day of each corresponding month or until the arrears are paid in full, whichever date is earliest.
3. If the Tenant fails to make any of the payments in accordance with paragraph 2, and by the dates required, then:
- The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
 - 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 Act.

April 1, 2026
Date Issued

Angela McLaughlin
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.