



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

File Number: LTB-L-004685-24

In the matter of: 3, 124 LOCK ST E
DUNNVILLE ON N1A1J7

Between: Quan Chuc Giang Landlord

And

Mary Lecouter Tenants
Lawrence Joseph JR Caissie

Quan Chuc Giang (the 'Landlord') applied for an order to terminate the tenancy and evict Mary Lecouter and Lawrence Joseph JR Caissie (the 'Tenants') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 30, 2026.

The Landlord's Legal Representative Marian Lipa, the Landlord and the Tenants attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$7,457.90 for arrears of rent up to March 31, 2026 including costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. Commencing April 20, 2026, on or before the 20th day of each month for a total of 7 monthly payments the Tenants shall pay \$1,000.00 towards arrears of rent.
 - b. On or before November 20, 2026, the Tenants shall make a final payment of \$457.90 towards arrears of rent.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing until the arrears are paid in full.

4. If the Tenant 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord 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 Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

April 1, 2026
Date Issued

Robert Patchett
Vice-Chair, 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.