



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

File Number: LTB-L-006893-26

In the matter of: 13 RAVENSDALE RD
COBOURG ON K9A2C1

Between: Joe Di Natale Landlord
Joseph Fernandes

And

Robert Muir Tenant
Shannon Muir

Joe Di Natale and Joseph Fernandes (the 'Landlord') applied for an order to terminate the tenancy and evict Robert Muir and Shannon Muir (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Prior to the videoconference hearing on March 31, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord, Joe Di Natale (representing the interests of Joseph Fernandes, who did not attend the mediation), and the Tenant, Shannon Muir (representing the interests of Robert Muir, who did not attend the mediation), participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

A. The current lawful rent is \$2500.00 and it is due on the first of the month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2636.00 which represents arrears of rent up to March 31, 2026 and the filing fee.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 **on or before April 13, 2026.**
3. The Tenant **shall also pay** to the Landlord rent for the month of April 2026 **on or before April 3, 2026.**
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 7, 2026
Date Issued

Monica Dairo
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.