



Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-006147-26

In the matter of: 3 ANN ST
BRANTFORD, ON, N3R3X9

Between: Jason Cozzarin Landlord

and

Cole Smith Tenants
Alexandria Demaria

- [1] Jason Cozzarin (the 'Landlord') applied for an order to terminate the tenancy and evict Cole Smith and Alexandria Demaria (the 'Tenants') because they have been persistently late in paying their rent. The Landlord also applied for an order to terminate the tenancy and evict the Tenants because the Tenants did not pay the rent that the Tenants owe.
- [2] The applications were scheduled to be heard by video conference on March 30, 2026. The Landlord was represented by licensed paralegal Jackie Struthers. The Tenant, Cole Smith 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 current monthly rent is \$1700.00
 - b. The total arrears outstanding up to March 31, 2026, including the application fee is \$6186.00
 - c. The parties have agreed to a payment plan to pay the arrears and if there is a breach in any of the payments then the Landlord can apply for eviction under s.78 of the Residential Tenancies Act, 2006
- [5] The parties agreed to resolve all the issues in the applications 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, it is ordered that:

1. The Tenants shall pay to the Landlord \$6186.00 which represents arrears of rent owing up to March 31, 2026, including the application filing fee.
2. The Tenants shall make the following payments to the Landlord in respect of the monies owing under paragraph 1 of this order:
 - (a) On or before the 1st of each month commencing on April 01, 2026, the Tenants shall pay the Landlord the regular monthly rent in full due each month up to and including March 01, 2028
 - (b) On or before April 17, 2026, the Tenants shall pay the Landlord \$700.00 towards the arrears
 - (c) On or before May 15, 2026, the Tenants shall pay the Landlord \$700.00 towards the arrears
 - (d) On or before June 19, 2026, the Tenants shall pay the Landlord \$700.00 towards the arrears
 - (e) On or before July 17, 2026, the Tenants shall pay the Landlord \$700.00 towards the arrears
 - (f) On or before August 21, 2026, the Tenants shall pay the Landlord \$700.00 towards the arrears
 - (g) On or before September 18, 2026, the Tenants shall pay the Landlord \$700.00 towards the arrears
 - (h) On or before October 16, 2026, the Tenants shall pay the Landlord \$700.00 towards the arrears
 - (i) On or before November 20, 2026, the Tenants shall pay the Landlord \$700.00 towards the arrears
 - (j) On or before December 18, 2026, the Tenants shall pay the Landlord \$586.00 towards the balance of the arrears
3. If the Tenants fails to make any of the payments in accordance with paragraph 2, and by the dates required, then:
 - (a) The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants, 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.

- (b) 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 02, 2026
Date Issued

Nick Vescio
Hearing Officer, Landlord and Tenant Board

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

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