



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

File Number: LTB-L-101990-25

In the matter of: 2556 ROSEDROP PATH
OSHAWA ON L1L0L2

Between: George Rubezin Landlord

And

Charlene Grossett Tenant

George Rubezin (the 'Landlord') applied for an order to terminate the tenancy and evict Charlene Grossett (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 25, 2026.

The Landlord and the Landlord's Legal Representative Victoria Marr and the Tenant and a support worker for the Tenant Dean Paul Chamber attended the hearing.

At the hearing the parties consented to the following order:

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$16,396.00 for arrears of rent up to April 14, 2026, and costs.
2. The parties agree to a non-voidable termination of the tenancy. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 14, 2026.
3. If the unit is not vacated on or before June 14, 2026, then starting June 15, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 June 15, 2026.
5. The tenancy between the Landlord and the Tenant shall continue between March 25, 2026 and June 14, 2026 if the Tenant meets the conditions set out below.
6. The Tenant shall pay \$2750.00 on or before March 31, 2026. This reflects the rent owing from March 15, 2026 to April 14, 2025.
7. The Tenant shall also pay the lawful monthly rent on or before April 15, 2026 in the amount of \$2750.00

8. The Tenant shall also pay \$2750.00 on or before May 15, 2026 towards the arrears.
9. If the Tenant fails to comply with the conditions set out in paragraph 6-8 of 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.
10. The parties agree that the last month rent deposit shall be applied to the May 15, 2026, to June 14, 2026 rental period.
11. Provided the Tenant complies with the terms outlined above this shall leave total arrears of \$7,960.00 to June 14, 2026, exclusive of the filing fee.
12. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
13. The parties agreed that the Landlord owes 137.50 to the Tenant this shall be applied against the total arrears owing to the Landlord to June 14, 2026.
14. Therefore, the total amount that the Tenant shall owe to the Landlord to June 14, 2026 is \$8008.50. The Tenant shall pay this in the form of a payment plan.
15. The Tenant shall pay to the Landlord the amount set out in paragraph 14 in accordance with the following schedule:

Date of Payment	Payment Amount
July 15, 2026 – August 15, 2028	\$300.00 on or before the 15 th of each month.
September 15, 2028	\$208.50

16. If the Tenant misses any of the payments set out in paragraph 15 the full amount remaining shall immediately become due and owing and the Tenant will start to owe interest. This will be simple interest calculated from the day following the missed payment at 4.00% annually on the balance outstanding.

April 10, 2026
Date Issued

 Reid Jackson
 Member, 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 of the Tenant expires on December 15, 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.