



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

File Number: LTB-L-005419-26

In the matter of: 43, 5756 Ferry St
Niagara Falls ON L2G1S7

Between: CAC Construction & Management Inc. Landlord

And

Jason Prosyk Tenants
Pauline Van Doorn

CAC Construction & Management Inc. (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Jason Prosyk and Pauline Van Doorn (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on March 26, 2026.

Linda Bissell, employee of the Landlord, represented the Landlord. The Tenants attended and were self-represented.

The parties resolved the application on their own and requested the LTB issue an Order on consent confirming the terms of 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.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$2,586.00. This amount represents \$2,400.00 for arrears of rent up to March 31, 2026, and the \$186.00 application filing fee (costs).
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
April 1, 2026	\$200.00
May 1, 2026	\$200.00
June 1, 2026	\$200.00
July 1, 2026	\$200.00

August 1, 2026	\$200.00
September 1, 2026	\$200.00
October 1, 2026	\$200.00
November 1, 2026	\$200.00
December 1, 2026	\$200.00
January 1, 2027	\$200.00
February 1, 2027	\$200.00
March 1, 2027	\$200.00
April 1, 2027	\$186.00

3. The Tenants shall also pay to the Landlord lawful monthly rent on or before the 1st day of each month starting April 2026 through to and including April 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

April 10, 2026
Date Issued

 Joanne Lolato
 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.