



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

File Number: LTB-L-008318-26

In the matter of: 4, 78 WEST ST S
ORILLIA ON L3V5G4

Between: A.G. SECURE PROPERTY MANAGEMENT INC Landlord

And

MATTHEW PELTIER Tenant

A.G. SECURE PROPERTY MANAGEMENT INC (the 'Landlord') applied for an order to terminate the tenancy and evict MATTHEW PELTIER (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on April 7, 2026. The Landlord's legal representative, Sophia Lavimodiere, the Landlord's agent, Robert Hilton and the Tenant attended the hearing. The Tenant did not meet with Duty Counsel prior to the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$1,640.00. It is due on the 1st day of each month.
2. On the application Hailey Haines and Matthew Peltier are named as Tenants. The parties mutually requested to amend the application to remove Hailey Haines as party/tenant. Therefore, throughout this order, Matthew Peltier is referred to as the only Tenant.
3. The Tenant paid to the Landlord the application filing fee (\$186.00) on or before March 31, 2026.
4. For one time only the lawful monthly rent for April 2026 will be due on April 15, 2026 instead of April 1, 2026. Thereafter, the lawful monthly rent will be due on the 1st day of each month.

On consent it is ordered that:

1. The application is amended to remove Hailey Haines as party/tenant.
2. The Tenant shall pay to the Landlord \$1,736.00 which represents arrears of rent for the period ending March 31, 2026 (\$96.00) plus the rent for April 2026 (\$1,640.00).
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 on or before April 15, 2026.
4. If the Tenant fails to make the payment in accordance with paragraphs 2 and 3 of this order, 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 *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pays any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 16, 2026
Date Issued

Floredana Ungureanu
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.