



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-009762-26

In the matter of: Grey home, 934067 Airport Rd
Mono ON L9W6C4

Between: Michelle Garib Landlords
Anthony Garib

And

Gavin Laderoute Tenant

Michelle Garib and Anthony Garib (the 'Landlords') applied for an order to terminate the tenancy and evict Gavin Laderoute (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on April 8, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlords Michelle Garib and Anthony Garib and the Tenant Gavin Laderoute, participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The total arrears of rent owing up to April 30, 2026, including the application filing fee are \$14,214.08.
2. The current monthly rent is \$2,506.13.
3. The arrears of rent plus the monthly rent that will become due and payable for the months of May 2026 to February 2027 will be paid by way of a blended payment plan.

It is ordered on consent that:

1. The Tenant shall pay to the Landlords **\$14,214.08** for arrears of rent up to April 30, 2026, and costs.

2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 as well as the monthly rent that will become due and payable for **May 2026** through to and including **February 2027** in accordance with the Schedule of Payments attached to this order as Schedule 1, or until the arrears are paid in full, whichever date is earliest.
3. 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 Landlords pursuant to paragraph 3 of this order shall become immediately due and owing and the Landlords 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 **April 30, 2026**.

April 13, 2026

Date Issued

Diego Fernandez-Stoll

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.

Schedule 1
SCHEDULE OF PAYMENTS

1	\$875.00	payable on or before	April 17, 2026	\$875.00 to arrears of rent
2	\$875.00	payable on or before	April 24, 2026	\$875.00 to arrears of rent
3	\$875.00	payable on or before	May 1, 2026	\$875.00 to rent for May 2026
4	\$875.00	payable on or before	May 8, 2026	\$875.00 to rent for May 2026
5	\$875.00	payable on or before	May 15, 2026	\$756.13 to rent for May 2026 / \$118.87 to arrears of rent
6	\$875.00	payable on or before	May 22, 2026	\$875.00 to arrears of rent
7	\$875.00	payable on or before	May 29, 2026	\$875.00 to arrears of rent
8	\$875.00	payable on or before	June 5, 2026	\$875.00 to rent for June 2026
9	\$875.00	payable on or before	June 12, 2026	\$875.00 to rent for June 2026
10	\$875.00	payable on or before	June 19, 2026	\$756.13 to rent for June 2026 / \$118.87 to arrears of rent
11	\$875.00	payable on or before	June 26, 2026	\$875.00 to arrears of rent
12	\$875.00	payable on or before	July 3, 2026	\$875.00 to rent for July 2026
13	\$875.00	payable on or before	July 10, 2026	\$875.00 to rent for July 2026
14	\$875.00	payable on or before	July 17, 2026	\$756.13 to rent for July 2026 / \$118.87 to arrears of rent
15	\$875.00	payable on or before	July 24, 2026	\$875.00 to arrears of rent
16	\$875.00	payable on or before	July 31, 2026	\$875.00 to arrears of rent
17	\$875.00	payable on or before	August 7, 2026	\$875.00 to rent for August 2026
18	\$875.00	payable on or before	August 14, 2026	\$875.00 to rent for August 2026
19	\$875.00	payable on or before	August 21, 2026	\$756.13 to rent for August 2026 / \$118.87 to arrears of rent
20	\$875.00	payable on or before	August 28, 2026	\$875.00 to arrears of rent
21	\$875.00	payable on or before	September 4, 2026	\$875.00 to rent for September 2026
22	\$875.00	payable on or before	September 11, 2026	\$875.00 to rent for September 2026
23	\$875.00	payable on or before	September 18, 2026	\$756.13 to rent for Sept 2026 / \$118.87 to arrears of rent
24	\$875.00	payable on or before	September 25, 2026	\$875.00 to arrears of rent
25	\$875.00	payable on or before	October 2, 2026	\$875.00 to rent for October 2026
26	\$875.00	payable on or before	October 9, 2026	\$875.00 to rent for October 2026
27	\$875.00	payable on or before	October 16, 2026	\$756.13 to rent for October 2026 / \$118.87 to arrears of rent
28	\$875.00	payable on or before	October 23, 2026	\$875.00 to arrears of rent
29	\$875.00	payable on or before	October 30, 2026	\$875.00 to arrears of rent
30	\$875.00	payable on or before	November 6, 2026	\$875.00 to rent for November 2026
31	\$875.00	payable on or before	November 13, 2026	\$875.00 to rent for November 2026
32	\$875.00	payable on or before	November 20, 2026	\$756.13 to rent for November 2026 / \$118.87 to arrears of rent
33	\$875.00	payable on or before	November 27, 2026	\$875.00 to arrears of rent

34	\$875.00	payable on or before	December 4, 2026	\$875.00 to rent for December 2026
35	\$875.00	payable on or before	December 11, 2026	\$875.00 to rent for December 2026
36	\$875.00	payable on or before	December 18, 2026	\$756.13 to rent for Dec 2026 / \$118.87 to arrears of rent
37	\$875.00	payable on or before	December 25, 2026	\$875.00 to arrears of rent
38	\$875.00	payable on or before	January 1, 2027	\$875.00 to rent for January 2027
39	\$875.00	payable on or before	January 8, 2027	\$875.00 to rent for January 2027
40	\$875.00	payable on or before	January 15, 2027	\$756.13 to rent for January 2027 / \$118.87 to arrears of rent
41	\$875.00	payable on or before	January 22, 2027	\$875.00 to arrears of rent
42	\$875.00	payable on or before	January 29, 2027	\$875.00 to arrears of rent
43	\$875.00	payable on or before	February 5, 2027	\$875.00 to rent for February 2027
44	\$875.00	payable on or before	February 12, 2027	\$875.00 to rent for February 2027
45	\$775.38	payable on or before	February 19, 2027	\$756.13 to rent for February 2027 / \$19.25 to arrears of rent