



April 13, 2026

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

File Number: LTB-L-004131-26

In the matter of: 5, 20 REGENT ST
SUDBURY ON P3C4B8

Between: Gregory Rocca Landlord

And

Reilly Michaud Tenants
Johnathon Boyd

Gregory Rocca (the 'Landlord') applied for an order to terminate the tenancy and evict Reilly Michaud and Johnathon Boyd (the 'Tenant') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 30, 2026.

The Landlord and the Tenants attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$32,236.00 for arrears of rent up to March 31, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
May 20, 2026	\$500.00
June 20, 2026	\$500.00
July 20, 2026	\$500.00
August 20, 2026	\$500.00
September 20, 2026	\$500.00
October 20, 2026	\$500.00
November 20, 2026	\$500.00
December 20, 2026	\$500.00

January 20, 2027	\$500.00
February 20, 2027	\$500.00
March 20, 2027	\$500.00
April 20, 2027	\$500.00
May 20, 2027	\$500.00
June 20, 2027	\$500.00
July 20, 2027	\$500.00
August 20, 2027	\$500.00
September 20, 2027	\$500.00
October 20, 2027	\$500.00
November 20, 2027	\$500.00
December 20, 2027	\$500.00
January 20, 2028	\$500.00
February 20, 2028	\$500.00
March 20, 2028	\$500.00
April 20, 2028	\$500.00
May 20, 2028	\$500.00
June 20, 2028	\$500.00
July 20, 2028	\$500.00
August 20, 2028	\$500.00
September 20, 2028	\$500.00
October 20, 2028	\$500.00
November 20, 2028	\$500.00
December 20, 2028	\$500.00
January 20, 2029	\$500.00
February 20, 2029	\$500.00
March 20, 2029	\$500.00
April 20, 2029	\$500.00
May 20, 2029	\$500.00
June 20, 2029	\$500.00
July 20, 2029	\$500.00
August 20, 2029	\$500.00
September 20, 2029	\$500.00
October 20, 2029	\$500.00
November 20, 2029	\$500.00
December 20, 2029	\$500.00
January 20, 2030	\$500.00
February 20, 2030	\$500.00
March 20, 2030	\$500.00
April 20, 2030	\$500.00
May 20, 2030	\$500.00
June 20, 2030	\$500.00
July 20, 2030	\$500.00
August 20, 2030	\$500.00
September 20, 2030	\$500.00
October 20, 2030	\$500.00

November 20, 2030	\$500.00
December 20, 2030	\$500.00
January 20, 2031	\$500.00
February 20, 2031	\$500.00
March 20, 2031	\$500.00
April 20, 2031	\$500.00
May 20, 2031	\$500.00
June 20, 2031	\$500.00
July 20, 2031	\$500.00
August 20, 2031	\$500.00
September 20, 2031	\$500.00
October 20, 2031	\$500.00
November 20, 2031	\$236.00

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period May 1, 2026, to November 1, 2031, 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 #2 #3 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 Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants to pay any new arrears, NSF fees and related charges that became owing after date arrears run to.

April 13, 2026
Date Issued

 Jennifer Buckminster
 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.