



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

File Number: LTB-L-011171-26

In the matter of: 110, 190 NONQUON RD
OSHAWA ON L1G 3S7

Between: SKPM RENTS 4 Landlord

and

DAN PUCHALA Tenants
KATHLEEN PUCHALA

SKPM RENTS 4 (the 'Landlord') applied for an order to terminate the tenancy and evict DAN PUCHALA and KATHLEEN PUCHALA (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled for a videoconference hearing on April 22, 2026.

The Landlord's Representative Sharon Harris and Tenant Kathleen Puchala, who had authorization to consent on behalf of the other Tenant, engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent. Tenant Kathleen Puchala did not receive legal advice about this application.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The current rent is \$1,577.41. It is due on the 1st day of each month.
- 2) The Tenants have paid \$752.00 to the Landlord since the application was filed.
- 3) The rent arrears owing to April 30, 2026 are \$5,518.74.
- 4) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. The Tenants shall pay to the Landlord \$5,704.74. This amount includes rent arrears owing up to April 30, 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
April 22, 2026	\$1,100.00
May 22, 2026	\$1,200.00
June 22, 2026	\$1,200.00
July 22, 2026	\$1,200.00
August 22, 2026	\$1,004.74

3. The Tenants shall also pay to the Landlord new rent in full and on time for the period May 1, 2026 to August 1, 2026, or until the arrears have been 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 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 April 30, 2026.
5. This order on consent is in full and final settlement of this application.

April 27, 2026
Date Issued

Denise Hannivan
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.