



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

File Number: LTB-L-013130-26

In the matter of: LOWER, 29 FOREST DALE DR
BARRIE ON L4M6M7

Between: Shirajul & Tazkera Haque C/O Frontline Property Management Landlords

And

Adrian Davis Tenants
Demitrie Davis

Shirajul & Tazkera Haque C/O Frontline Property Management (the 'Landlords') applied for an order to terminate the tenancy and evict Adrian Davis and Demitrie Davis (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 21, 2026.

The Landlords' Representative, Andrea Lahey, the Landlords' Agent, Leslie Ann Finlay, and the Tenant, Adrian Davis attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlords \$1,731.00 for arrears of rent up to April 30, 2026 and costs.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - a) The Tenants shall pay \$250.00 towards arrears of rent on or before the 1st day of each month, beginning May 1, 2026, up to and including October 31, 2026.
 - b) The Tenants shall also pay the remaining balance of \$231.00 on or before November 1, 2026.
3. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period May 1, 2026, to November 30, 2026, 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

Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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.

April 24, 2026
Date Issued

Christina Philp
Member, 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.