



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

File Number: LTB-L-010990-26

In the matter of: 304, 922 GLEN ST
OSHAWA ON L1J3V1

Between: Vangar Properties Inc. Landlord

And

Nicholas Blanchard Newton Tenants
Michelle Cunningham

Vangar Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Nicholas Blanchard Newton and Michelle Cunningham (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

This application was scheduled to be heard by videoconference on April 27, 2026.

The Landlord's Agent Corry Van Iersel and the Tenants attended the hearing.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The monthly rent is due in full and on or before the 1st day of the month. For 12-months starting May 1, 2026, to April 1, 2027, the Tenants shall pay to the Landlord the monthly rent in full and on or before the first day of the month.
3. If the Tenants fail to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

May 1, 2026
Date Issued

Melinda Jamieson
Hearing 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.