



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-010545-26

In the matter of: 936 Shevlin Road
Fort Frances ON P9A3R7

Between: Ontario Aboriginal Housing Services Landlord

And

Dale Geurts Tenant

Ontario Aboriginal Housing Services (the 'Landlord') applied for an order to terminate the tenancy and evict Dale Geurts (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by videoconference on April 22, 2026. The Landlord's representative Angela Parenteau and the Tenant participated in mediation.

The parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$12,482.00 for arrears of rent up to April 30, 2026 and costs (\$186.00 filing fee).
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) Starting May 20, 2026, for a period of 24 consecutive months, the Tenant shall make monthly payments of \$500.00 to the Landlord due on or before the 20th day of every month.
 - b) The Tenant shall pay the remaining balance of \$482.00 on or before May 20, 2028.
3. The Tenant 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 May 1, 2028, or until the arrears are paid in full, whichever date is earliest.

4. 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 Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord 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 29, 2026
Date Issued

Isabelle Bouvier
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.