



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

**File Number:** LTB-L-012995-26

**In the matter of:** 64 KING ST  
HENSALL ON N0M1X0

**Between:** Villev Property Management Inc Landlord

**And**

Stacey Coward Tenants  
Jonathan Coward

Villev Property Management Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Stacey Coward and Jonathan Coward (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by videoconference on April 23, 2026. The Landlord Daniel Falla, the Landlord's Agent Jeffrey W. Belanger, and the Tenant Jonathan Coward 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 application is amended to correct the address from "64 KING ST GD 0" to "64 KING ST".
2. The Tenants shall pay to the Landlord \$16,521.00 for arrears of rent up to April 30, 2026, and costs (\$186.00 application filing fee).
3. The Tenants shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
  - a) Starting June 15, 2026, for a period of 6 consecutive months, the Tenants shall make monthly payments of \$2,500.00 to the Landlord due on or before the 15<sup>th</sup> day of every month.
  - b) The Tenants shall make one last payment of \$1,521.00 on or before December 15, 2026.
4. The Tenants shall pay the monthly rent for May 2026 on or before May 20, 2026.

5. The Tenants shall pay to the Landlord new rent on time and in full as it comes due and owing for the period June 1, 2026 to December 1, 2026, or until the arrears are paid in full, whichever date is earliest.
6. 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 2 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.

**May 6, 2026**  
**Date Issued**

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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.