



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

File Number: LTB-L-010045-26

In the matter of: BOX 22 Chelsea Street
RED LAKE ON P0V2M0

Between: Graber Enterprises Landlord

And

Mike Granstrom Tenant

Graber Enterprises (the 'Landlord') applied for an order to terminate the tenancy and evict Mike Granstrom (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. L1 application.

The Landlord also applied for an order to terminate the tenancy and for the Tenant to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement. L2 application.

This application was heard by videoconference on April 27, 2026 at 09:00 am.

The Landlord Representative Kevin Gee and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,999.00 for arrears of rent up to April 30, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. On or before June 15, 2026 - \$1,000.00;
 - b. On or before July 1, 2026 - \$500.00;
 - c. On or before July 15, 2026 – \$750.00;
 - d. On or before August 1, 2025 - \$500.00; and
 - e. On or before August 15, 2026 - \$249.00.

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 August 1, 2026, 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.

May 6, 2026
Date Issued

Kelly Delaney
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.