



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-025212-26

In the matter of: 25 Dorset Dr
Orillia ON L3V7A7

Between: Thomas Thorn Landlord

And

Kaila Potter
Kyle Hales
Darlene Farr
Tenants

Thomas Thorn (the 'Landlord') applied for an order to terminate the tenancy and evict Kaila Potter, Kyle Hales and Darlene Farr (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants' rent; (L2 Application).

The parties attended a videoconference on May 1, 2026 at 11:00am where the parties participated in a Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlord Thomas Thorn and the Tenants Kyle Hales and Darlene Farr, participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The total arrears of rent owing up to May 31, 2026, including the application filing fee are \$13,506.62.
2. The current rent monthly rent is \$2,125.14 and is payable on the 1st day of the month.

It is ordered on consent that:

L1 Application – Non-Payment of Rent

1. The Tenants shall pay to the Landlord \$13,506.62 for arrears of rent up to May 31, 2026 and costs.

2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) The Tenants will make a payment of \$2,125.14 on or before May 1, 2026
 - b) Then starting on May 15, 2026, and continuing the 15th day of each month thereafter for a total of 22 months, the Tenants will make equal monthly payments each in the amount of \$500.00
 - c) The Tenants will then make a final payment in the amount of \$381.48 on March 15, 2028.
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **June 1, 2026**, through to and including **March 1, 2028**, 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 Landlord pursuant to paragraph 1 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 **May 31, 2026**.

L2 Application – Persistent Late Payment of Rent

5. The Tenants shall pay to the Landlord new rent on time and in full as it comes due and owing for **June 1, 2026**, through to and including **March 1, 2028**.
6. If the Tenants fail to make any of the payments in paragraph 10 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenants, for an order terminating the tenancy and evicting the Tenants.

May 4, 2026
Date Issued

Diego Fernandez-Stoll
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.