



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

**File Number:** LTB-L-016137-26

**In the matter of:** Unit 1, 1650 3RD AVE E  
OWEN SOUND ON N4K2L9

**Between:** 17074620 Canada Inc Landlord

**And**

Jeff Depencier Tenant

17074620 Canada Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Jeff Depencier (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 30, 2026 where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Agent Pismanpreet Singh, the Landlord's legal representative Harpreet Luthra, The Tenant's Representative Dawn Lafonte and the Tenant 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 consequences of their consent

**Agreed Facts:**

1. The Landlord agreed to give the Tenant a rent abatement equal to one months rent (\$700.00) to be applied towards the arrears owing until April 30, 2026.

**It is ordered on Consent that:**

1. On or before May 15, 2026, the Tenant shall pay to the Landlord \$6,219.34 which represents the arrears of rent and costs (\$186.00) outstanding for the period ending April 30, 2026.

2. The Tenant shall also pay May 2026 rent to the Landlord on or before May 1, 2026.
3. 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 7, 2026**  
**Date Issued**

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**Monique Browne**  
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.