



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-016053-26

In the matter of: Unit 4, 82 FITTONS RD E
ORILLIA ON L3V2J5

Between: Sertson Contracting Ltd Landlord

And

Lucas Lacroix Tenant

Sertson Contracting Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Lucas Lacroix (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on April 30, 2026.

The Landlord's Representative, John Cramer, and the Tenant were present.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the application. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$5,286.00. This amount represents \$5,100.00 for arrears of rent up to April 30, 2026, and the \$186.00 application filing fee
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$294.00 on or before the 15th day of each month commencing May 15, 2026, and for the next 17 months up to and including September 15, 2027, and
 - \$288.00 on or before October 15, 2027.
3. The Tenant shall pay the rent of \$2,100.00 for the month of May 2026, in accordance with the following schedule:
 - \$117.00 on or before the 15th day of each month commencing May 15, 2026, and for the next 17 months up to and including September 15, 2027, and
 - \$111.00 on before October 15, 2027.

4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 2026 to October 2027, or until the arrears are paid in full, whichever date is earliest.
5. 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 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 breach pursuant to section 78 of the Residential Tenancies Act, 2006 (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 12, 2026
Date Issued

Eno Ubia
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.