



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

**File Number:** LTB-L-018309-26

**In the matter of:** UPPER LEVEL UNIT, 106 LONDONDERRY  
ST  
OSHAWA ON L1J6Z3

**Between:** Horace Dockery Landlord

**And**

DENNIS CAMPBELL Tenants  
KRISTY GAY

Horace Dockery (the 'Landlord') applied for an order to terminate the tenancy and evict DENNIS CAMPBELL and KRISTY GAY (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on May 7, 2026.

The Landlord and the Tenants, represented by Dennis Campbell engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing.

The parties before the LTB consented to the following order:

**It is ordered on consent that:**

1. The Tenants shall pay to the Landlord \$2,300.00 for arrears of rent up to May 31, 2026, plus 186.00 for the application filing fee. The total amount the Tenants shall pay to the Landlord is \$2,486.00.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - a) 1,500.00 on or before May 14, 2026.
  - b) \$986.00 on or before June 11, 2026.
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, 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.

**May 8, 2026**  
**Date Issued**

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Cheryl Lavoie  
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.