



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

File Number: LTB-L-017365-26

In the matter of: 112, 86 GIBSON ST
PARRY SOUND ON P2A1X5

Between: Parry Sound Affordable Housing Development Corp. Landlord

And

Justin Smith Tenant

Parry Sound Affordable Housing Development Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Justin Smith (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on May 6, 2026. Paralegal, Kelly Draycott, and Employee, Brenda Lee, attended on behalf of the Landlord. The Tenant attended. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$8,170.00 for arrears of rent up to May 31, 2026 and \$186.00 costs, totalling \$8,356.00.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1(\$8,356.00) in accordance with the following schedule:
 - . \$350.00 minimum on or before the 15th of each month from
May 15, 2026 to March 15, 2028 (23 months) and
 - . \$306.00 on or before April 15, 2028.
3. The Tenant shall also pay to the Landlord new rent (current rent: \$825.00) on time and in full as it comes due and owing for the period June 1, 2026 to April 30, 2028, 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 May 1, 2028.

May 20, 2026

Date Issued

Shawn Hayman

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.