



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

File Number: LTB-L-007878-26

In the matter of: 2, 398 HOROBIN ST
SUDBURY ON P3C3S7

Between: David-Paul Portelance Landlord

And

Dave McCurley Tenant

David-Paul Portelance (the 'Landlord') applied for an order to terminate the tenancy and evict Dave McCurley (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on May 5, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll. The Landlord David-Paul Portelance, the Landlord's spouse Erica Gordon, the Tenant Dave McCurley and the Tenant's support person Summer Brown, 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.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$6,686.00 for arrears of rent up to May 31, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$200.00 payable on or before June 18, 2026
 - b) \$200.00 payable on or before July 16, 2026
 - c) \$200.00 payable on or before August 20, 2026
 - d) \$200.00 payable on or before September 17, 2026
 - e) \$200.00 payable on or before October 15, 2026
 - f) \$200.00 payable on or before November 19, 2026
 - g) \$200.00 payable on or before December 17, 2026
 - h) \$200.00 payable on or before January 21, 2027
 - i) \$200.00 payable on or before February 18, 2027

- j) \$200.00 payable on or before March 18, 2027
 - k) \$200.00 payable on or before April 15, 2027
 - l) \$200.00 payable on or before May 20, 2027
 - m) \$357.17 payable on or before June 17, 2027
 - n) \$357.17 payable on or before July 15, 2027
 - o) \$357.17 payable on or before August 19, 2027
 - p) \$357.17 payable on or before September 16, 2027
 - q) \$357.17 payable on or before October 21, 2027
 - r) \$357.17 payable on or before November 18, 2027
 - s) \$357.17 payable on or before December 16, 2027
 - t) \$357.17 payable on or before January 20, 2028
 - u) \$357.17 payable on or before February 17, 2028
 - v) \$357.17 payable on or before March 16, 2028
 - w) \$357.17 payable on or before April 20, 2028
 - x) \$357.13 payable on or before May 18, 2028
3. 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 1, 2026**, through to and including **May 1, 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 31, 2026**.

May 14, 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.