



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

File Number: LTB-L-081174-25

In the matter of: 302, 74 HIGH ST
BARRIE ON L4N 1W4

Between: Mahogany Management Landlord

And

Gary Kriska Tenant

Mahogany Management (the 'Landlord') applied for an order to terminate the tenancy and evict Gary Kriska (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on May 11, 2026. The Tenant's Legal Representative, Holly Chu (Community Legal Clinic - Simcoe, Haliburton, Kawartha Lakes), Landlord's Legal Representative, Kevin Lundy and Agent of the Landlord, Stephanie Cox attended.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters in the application and requested an Order on Consent.

I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$3 556.84, representing the rent arrears up to and including May 31, 2026 and the \$186.00 application filing fee.
2. The Tenant shall pay the amount owing, as per paragraph 1 above, and the monthly rent as it comes due as follows:
 - a. Commencing June 1, 2026, the Tenant shall pay the monthly rent plus \$200.00 on or before the first (1st) day of each and every month until the amount owing is paid in full. The final payment shall occur on or before November 1, 2027 and will be in the amount of the monthly rent plus \$156.84.

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 this Order shall become immediately due and owing and the Landlord may, without notice to the Tenant apply to the Board 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.
4. The Landlord shall provide rent receipts to the Tenant each and every month.

May 12, 2026
Date Issued

Susan Parsons
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.