



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

File Number: LTB-L-018211-26

In the matter of: 1204, 1050 MAIN ST E
MILTON ON L9T9M3

Between: Once In A Lifetime Investments Ltd. Landlord

And

Leavon Andrae Hawthorne Tenant

Once In A Lifetime Investments Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Leavon Andrae Hawthorne (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

The parties attended a hearing on May 11, 2026, by video conference.

The Landlord, Lynn Brosseau, and Landlord's Legal Representative, Bryan Rubin, attended accompanied by the Tenant.

The parties reached a consent agreement and requested that Dispute Resolution Officer (DRO) Felicia Puscalau assist in finalizing the terms and issuing an Order on consent to resolve all matters raised in the application.

After reviewing the terms of the agreement with the parties, I am satisfied that they fully understand the agreement and the consequences of providing their consent.

The parties agreed to the following:

1. The application is amended to reflect that the monthly rent is due on or before the 15th day of each month.

On consent of the parties, it is ordered that:

L1 Application – Non-Payment of Rent

1. The Tenant shall pay to the Landlord **\$ 35,886.00** 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:

AMOUNT DUE	DUE DATE
\$7,200.00	On or before May 30, 2025
\$1,250.00	1 st day of each month for 11 months from June 2026 to April 2027
\$1,250.00	15 th day of each month for 11 months from June 2026 to April 2027
\$1,186.00	On or before May 1, 2027

3. The monthly rent for May 2026 shall be paid on or before May 30, 2026.
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 starting **June 15, 2026, to May 15, 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 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 14, 2026**.

L2 Application – Persistent Late Payment of Rent

6. The Tenant shall pay the Landlord the monthly rent due on or before the 15th day of the month for the period **June 15, 2026, to May 15, 2028**.
7. If the Tenant fails to make any of the payments in paragraph 6 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

May 19, 2026
Date Issued

Felicia Puscalau
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.