



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-032510-26

In the matter of: Unit 15, 19 Andre Street
Chelmsford ON P0M1L0

Between: Christian Lacelle Landlord

And

Michel Belanger Tenant

Christian Lacelle (the 'Landlord') applied for an order to terminate the tenancy and evict Michel Belanger (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The parties attended a hearing on May 12, 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's agent Wali Hossain, the Landlord's legal representative Ashley Cassidy and the Tenant Michel Belanger, 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:

L1 Application

1. The Tenant shall pay to the Landlord \$3,040.44 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) \$951.48 payable on or before May 15, 2026
 - b) \$300.00 payable on or before June 15, 2026
 - c) \$300.00 payable on or before July 15, 2026

- d) \$300.00 payable on or before August 15, 2026
 - e) \$300.00 payable on or before September 15, 2026
 - f) \$300.00 payable on or before October 15, 2026
 - g) \$300.00 payable on or before November 15, 2026
 - h) \$288.96 payable on or before December 15, 2026
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 **December 1, 2026**, 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 paragraphs 2 or 3 of 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**.

L2 Application

5. The Tenant shall pay to the landlord new on time and in full as it comes due and owing for the 12 consecutive months immediately following the completion of the above noted payment plan.
6. If the Tenant fails to comply with the conditions set out in paragraph 5 of this order, the Landlord may apply under section 78 of the Residential Tenancies Act, 2006 (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

May 15, 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.