



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

File Number: LTB-L-018705-26

In the matter of: 9, 100 GROSVENOR ST S GD 0
SOUTHAMPTON ON N0H2L0

Between: Brent Lavallee Landlord

And

Simara Couch Tenant

Brent Lavallee (the 'Landlord') applied for an order to terminate the tenancy and evict Simara Couch (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Prior to the videoconference hearing on May 14, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord and the Tenant participated in the mediation. The Tenant also consulted with Tenant Duty Counsel prior to mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

A. As per the lease, the current lawful rent including the rent starting on July 1, 2026 and onwards is as follows:

- \$1199.68 if the Tenant pays the rent on the first of the month; and
- \$1223.67 if the Tenant pays rent after the first of the month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$300.00 which represents arrears of rent up to May 31, 2026 and the filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 on or before June 30, 2026.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for June 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 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 20, 2026
Date Issued

Monica Dairo
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.