



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

File Number: LTB-L-015679-26

In the matter of: 102, 450 YONGE ST
BARRIE ON L4N4E2

Between: LIVITA BARRINGTON RETIREMENT RESIDENCE Landlord

And

JACK (JOHN) FORSYTH Tenant

LIVITA BARRINGTON RETIREMENT RESIDENCE (the 'Landlord') applied for an order to terminate the tenancy and evict JACK FORSYTH (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on May 11, 2026, by video conference. The Landlord's Legal Representative, Sabrina Marchionne, was present accompanied by the Tenant's daughter and representative, Leanne Forsyth Apodaca.

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 Tenant, Jack Forsyth, is also known as John so the full name is Jack (John) Forsyth.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord **\$3,096.30** 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
\$442.32	1 st day of each month for 6 months from June 2026 to November 2026

\$442.38	On or before December 1, 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 starting **June 1, 2026, to 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 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 15, 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.