



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

File Number: LTB-L-020433-26

In the matter of: 308 GATFIELD AVE
WELLAND ON L3B5S8

Between: Niagara Regional Housing Landlord

And

Marcel Beaulieu Tenants
Sara Brochu

Niagara Regional Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Marcel Beaulieu and Sara Brochu (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on May 14, 2026. The Landlord's legal representative, Judith Callender, the Landlord's agent, Tim Zavitz and the Tenant, Sara Brochu attended the hearing. The Tenant, Sara Brochu provided evidence that she was authorized by the second Tenant, Marcel Beaulieu to represent him in this matter. The Tenant did not meet with Duty Counsel prior to the hearing. At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$1,190.00. It is due on the 1st day of each month.

On consent it is ordered that:

1. The Tenants shall pay to the Landlord \$3,710.60 which represents arrears of rent (\$3,524.60) plus the application filing fee (\$186.00) for the period ending May 31, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
June 1, 2026	\$300.00
July 1, 2026	\$500.00

August 1, 2026	\$500.00
September 1, 2026	\$500.00
October 1, 2026	\$500.00
November 1, 2026	\$500.00
December 1, 2026	\$500.00
January 1, 2027	\$410.60

3. The Tenants shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting June 1, 2026 and continuing each month until January 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail to make any one of the payments in accordance with paragraphs 2 and 3 of this order, the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

May 19, 2026
Date Issued

 Floredana Ungureanu
 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.