



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-016822-26

In the matter of: 5, 25 VALLEY DR
BARRIE ON L4N2A9

Between: Canadian Granite Marine Corp. Landlord

And

Sean Dwayne Donley Tenant

Canadian Granite Marine Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Sean Dwayne Donley (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on May 12, 2026.

The Landlord's Representative, Lyndsay Dubois, and the Tenant were present.

The parties mutually agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that:

1. The lawful rent is \$2,100.00. It is due on the 1st day of each month.
2. The Landlord agrees to delay payment of the monthly rent for the period June 2026 and July 2026.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,886.00. This amount represents \$4,700.00 for arrears of rent up to May 31, 2026, and the \$186.00 application filing fee
2. The Tenant 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 5, 2026	\$1,000.00
July 3, 2026	\$1,000.00

July 31, 2026	\$1,000.00
August 14, 2026	\$1,886.00

3. The Tenant shall also pay to the Landlord new rent for the period June 2026 to July 2026 in accordance with the following schedule:

Date Payment Due	Rental Period
June 5, 2026	June 2026
July 3, 2026	July 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 August 2026, 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 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 breach pursuant to section 78 of the Residential Tenancies Act, 2006 (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 25, 2026
Date Issued

 Eno Ubia
 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.