



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

**File Number:** LTB-L-013104-26

**In the matter of:** 806, 2 KOZLOV ST  
BARRIE ON L4N5A1

**Between:** Dyspar (Barrie) Limited Landlord

**And**

Claudia Laugalys Tenant  
Michael Bigras

Dyspar (Barrie) Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Claudia Laugalys and Michael Bigras (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

This application was mediated by videoconference on April 29, 2026. Paralegal, Faith McGregor, attended on behalf of the Landlord, along with the Senior Resident Manager, Candi Giles. Tenant, Claudia Laugalys, attended for herself and her partner, Michael Bigras. Her verbal authorization to represent both Tenants was accepted by the Landlord's Paralegal. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decision, understanding the terms and consequences.

**General Information:**

**L2 Application – Persistent Late Payment of Rent**

1. The Tenants have persistently failed to pay the rent on the date it was due. The rent is due on the 1<sup>st</sup> day of each month. The current monthly rent is \$2,653.18. The rent account is not up to date. There is an order (LTB-L-007567-26 issued on April 16, 2026) regarding termination because of non-payment of rent.
2. The parties requested, pursuant to section 78 of the Act, an order requiring the Tenants to pay the month rent for:
  - . the May 2026 rent on or before May 15, 2026 and

. the month rent from June 1, 2026 to May 31, 2027 on or before the 1<sup>st</sup> of each month.

3. If the Tenants fail to make any of the payments in accordance with the order, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenants, for an order terminating the tenancy and evicting the Tenant.

**May 13, 2026**

**Date Issued**

\_\_\_\_\_  
Shawn Hayman

Hearings Officer, Landlord and Tenant Board

**May 25, 2026**

**AMENDED Date Issued**

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Shawn Hayman

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.