



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

File Number: LTB-L-021735-26

In the matter of: 17 ROSY BEACH COURT
ORILLIA ON L3V8L2

Between: Wei Wang Landlord

And

Jason G Dunn Tenant
Tara Spracklin
Austin Thomas

Wei Wang (the 'Landlord') applied for an order to terminate the tenancy and evict Jason G Dunn, Tara Spracklin and Austin Thomas (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 26, 2026.

The Landlords representative Ms. Situ and the Tenants representative Mr. Davies attended the hearing.

The parties before the LTB consented to the following order:

Agreed Facts:

1. The parties agree that the lawful rent is currently set at \$2,900.00 per month and is payable on the first day of each month.
2. The Tenants confirm that the Tenant known as "AUSTIN THOMAS" has vacated the rental unit on January 15, 2026, and that he has not resided in the rental unit since that date.
3. The Tenants Jason and Tarar acknowledge that they are responsible for payment of all outstanding arrears and filing fees.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$5,611.00** for arrears of rent and costs up to **May 31, 2026**.
2. The Tenant shall pay to the Landlord via e transfer the amount set out in paragraph 1 in accordance with the following schedule:

(a) \$2,500.00 payment to arrears on June 20, 2026;

(b) \$3,111.00 payment to arrears and filing fees, on July 20, 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 **June 1, 2026**, to **July 1, 2026, (inclusive)**, 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 paragraphs 1, 2, 3, 4, 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 28, 2026

Date Issued

Suzy Franklyn

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.