



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

File Number: LTB-L-021938-26

In the matter of: Unit 509, 231 BLOOR ST W
OSHAWA ON L1J1P5

Between: Birch Housing (Inter Faith Homes (Centenary) Corporation) Landlord

And

Kenneth Ruelland Tenant

Birch Housing (Inter Faith Homes (Centenary) Corporation) (the 'Landlord') applied for an order to terminate the tenancy and evict Kenneth Ruelland (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 Landlord's agent, Sean Pugh, the Landlord's legal representative, Hunter Stone and the Tenant attended the hearing.

The parties resolved the matter directly and requested an order on consent.

I am satisfied that parties understand the terms and consequences of their consent, including waiving the right to a merit hearing for this application.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,621.00 which represents \$1,435.00 for arrears of rent and costs of \$186.00 for the period ending May 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$135.08 on or before the 20th day of each month in 11 equal monthly payments commencing June 20, 2026, up to and including April 20, 2027.
 - \$135.12 on or before May 20, 2027.
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 May 1, 2027, 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 28, 2026
Date Issued

Oluwatobi Abobarin
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.