



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-030491-26

In the matter of: 212, 210 ONTARIO ST
SARNIA ON N7T1L4

Between: Mutual Property Management Landlord

And

Robert Whiteye Tenant
Kora Whiteye

Mutual Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Robert Whiteye and Kora Whiteye (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

Mediation was held on May 26, 2026. The following parties participated in the mediation: The Landlord's agent, Catherine Halsall and the Tenant, Robert Whiteye (who had consent to speak on behalf of the other Tenant).

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

L1 Application - Non-Payment of Rent

1. The Tenant shall pay to the Landlord **\$876.88** for arrears of rent up to May 31, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 as well as the monthly rent that will become due and payable for **June 2026** in accordance with the following schedule, or until the arrears are paid in full, whichever date is earliest.
 - a) **\$200.00** on or before June 15, 2026, arrears of rent.
 - b) **\$200.00** on or before July 15, 2026, arrears of rent.
 - c) **\$200.00** on or before August 15, 2026, arrears of rent.
 - d) **\$200.00** on or before September 15, 2026, arrears of rent.
 - e) **\$200.00** on or before October 15, 2026, \$ 76.88 for arrears of rent and \$123.12 for June 2026 rent.
 - f) **\$200.00** on or before November 15, 2026, June 2026 rent.

- g) **\$200.00** on or before December 15, 2026, June 2026 rent.
- h) **\$200.00** on or before January 15, 2027, June 2026 rent.
- i) **\$200.00** on or before February 15, 2027, June 2026 rent.
- j) **\$153.76** on or before March 15, 2027, June 2026 rent.

L2 Application – Persistent Late Payment of Rent

- 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 **July 1, 2026** to **December 1, 2027**, or until the arrears are paid in full, whichever date is earliest.

Section 78

- 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**.

June 1, 2026
Date Issued

Rolland Roopchand
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.