



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

File Number: LTB-L-030943-26

In the matter of: 213, 335 ADELAIDE ST
THUNDER BAY ON P7A7T8

Between: Dawson Properties Landlord

And

Morris Duchene Tenant

Dawson Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Morris Duchene (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 27, 2026 where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Agent Chris Chenette and the Tenant's Representative Molly McDonald and the Tenant participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I was satisfied that the parties understood the consequences of their consent

Agreed Fact:

1. The Landlord will give the Tenant 2 weeks notice prior to applying for a L4 if there are any payments that are breached.

It is ordered on Consent that:

1. The Tenant shall pay to the Landlord \$1,532.49, which represents the arrears of rent and costs (\$186.00) outstanding 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:

- a) \$63.85 on or before the first day of each month starting July 1, 2026, through to and including June 1, 2028.
3. The Tenant shall also pay the Landlord the lawful rent in full and on time, on or before the 30th day of each corresponding month for the months of July 2026 to June 2028, or until there are no arrears owing, whichever comes first.
4. The Tenant will pay June 2026 rent on or before June 30, 2026.
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 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 2, 2026

Date Issued

Monique Browne

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.