



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-008522-26

In the matter of: 708, 274 ERB ST W
WATERLOO ON N2L1W2

Between: Maple Hill Creek Apts. Inc. Landlord

And

Douglas Gary Stevason Tenant

Maple Hill Creek Apts. Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Douglas Gary Stevason (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was to be heard by videoconference on May 28, 2026. The Landlord's agent, Jana Menard, and the Tenant's representative, Joyce Dason attended the hearing.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$724.18. It is due on the 1st day of each month.
3. The Tenant has not made any payments since the application was filed.
4. The rent arrears owing to May 31, 2026, are \$2,222.54.
5. The Landlord is entitled to \$40.00 to reimburse the Landlord for administration charges and \$10.00 for bank fees the Landlord incurred as a result of 1 cheque given by or on behalf of the Tenant which was returned NSF.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs. The Landlord is waiving the fee.

It is ordered on consent that:

1. The Tenant shall pay to Landlord \$7,411.50 for arrears of rent to May 31, 2026, which includes the NSF fees \$25.00
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. \$300.00 on or before the first (1) day of each month starting June 1, 2026, for a period of six () consecutive months until November 1, 2026; and
 - b. The balance outstanding of \$422.54 on or before December 1, 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 1, 2026, 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 paragraphs 2 or 3 of 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 Landlord and Tenant Board 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 to pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

June 1, 2026
Date Issued

John Russett
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.