



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

File Number: LTB-L-021534-26

In the matter of: 363964 MCBETH RD
SALFORD ON N0J1W0

Between: Westwind Dairy Farms Landlord

And

Gerald Lebreton Tenant
Lori Owen

Westwind Dairy Farms (the 'Landlord') applied for an order to terminate the tenancy and evict Gerald Lebreton and Lori Owen (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 28, 2026. The Landlord's legal representative, Elizabeth Anani and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Sonja Richter, a Dispute Resolution and Hearings Officer with the LTB.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

The parties agree that:

1. The arrears owing for the period ending May 31, 2026, have been paid in full by the Tenant prior to the hearing and currently has a zero balance, with the exception of the filing fee (\$186.00).

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord \$186.00, which represents the filing fee, on or before June 30, 2026.
2. If the Tenant defaults on the payment as noted in paragraph 1 of this order, the outstanding balance will become immediately due, and the Tenant will start to owe interest from the day following the date of default on the balance outstanding. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the *Residential Tenancies Act, 2006*, (the 'Act').

June 2, 2026
Date Issued

Sonja Richter

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.