



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

**File Number:** LTB-L-025033-26

LTB-L-039646-26

**In the matter of:** 045, 1717 LANSING AVE  
SUDBURY ON P3A5C5

**Between:** BUTERA PROPERTY HOLDINGS INC. Landlord

**And**

DIANE MARIE LACHANCE Tenants  
DEVEN ANTOINE

LTB-L-025033-26 – L1 Application

BUTERA PROPERTY HOLDINGS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict DIANE MARIE LACHANCE and DEVEN ANTOINE (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

LTB-L-039646-26 – L2 Application

BUTERA PROPERTY HOLDINGS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict DIANE MARIE LACHANCE and DEVEN ANTOINE (the 'Tenants') because the Tenants have been persistently late in paying the Tenants' rent

Mediation was held on May 28, 2026. The following parties participated in the mediation: The Landlord's agent, Lauren Mogridge, and the Tenant Diane Marie Lachance on behalf of both Tenants.

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

**It is ordered on consent that:**

1. The Tenants shall pay to the Landlord \$1,794.28 This amount represents \$1,608.28 for arrears of rent up to May 31, 2026, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

| Date Payment Due | Amount of Payment |
|------------------|-------------------|
| June 20, 2026    | \$300.00          |

|                    |          |
|--------------------|----------|
| July 20, 2026      | \$300.00 |
| August 20, 2026    | \$300.00 |
| September 20, 2026 | \$300.00 |
| October 20, 2026   | \$300.00 |
| November 20, 2026  | \$294.28 |

3. The Tenants shall pay rent for the month of June, 2026 on or before June 5, 2026.
4. The Tenants 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 **June 1, 2028**.
5. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after **May 31, 2026**.
6. This Order is in full and final settlement of both the L1 and the L2 application

**June 2, 2026**  
**Date Issued**

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Ryan Gacnik  
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.