



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

File Number: LTB-L-024756-26

In the matter of: 508, 5 ROSEMARY RD
ORILLIA ON L3V3P6

Between: Orillia Christian Fellowship NPHC C/O Bayshore Property Management Inc Landlord

And

Janet Thomas Tenant

Orillia Christian Fellowship NPHC C/O Bayshore Property Management Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Janet Thomas (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on May 28, 2026. Before the start of the hearing, the Landlord's Representative, Cassandra Weatherstone and the Tenant Janet Thomas advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sarah Harriman issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,202.00. It is due on the 1st day of each month.
3. For the months of **June 2026**, **July 2026** and **August 2026**, the lawful monthly rent for those months will be due on the 16th day instead of the 1st day. Thereafter, the lawful monthly rent will be due on the 1st day of each month.
4. The rent arrears owing to May 31, 2026 are \$9,419.26.

5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. Accordingly, the total amount the Tenant owes the Landlord is \$9,605.26.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$9,605.26 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 in accordance with the following schedule:
 - a) **\$200.00** on or before the **16th day** of each month starting **June 16, 2026**, to **August 16, 2026**,
 - b) **\$200.00** on or before the 25th day commencing **September 25, 2026** through to and including **April 25, 2030**, and;
 - c) A final payment of **\$205.26** on or before **May 25, 2030**.
3. For the months of **June 2026, July 2026** and **August 2026** the tenant shall pay the current monthly rent of **\$1202.00** on or before **June 16, 2026, July 16, 2026 and August 16, 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 **September 1, 2026 to May 1, 2030**, 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 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 3, 2026
Date Issued

Sarah Harriman
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.