



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

File Number: LTB-L-039038-26

In the matter of: 4, 640 MILLER ST
PEMBROKE ON K8A6A2

Between: Larry Behm Landlord

And

Daina Palubeskie Tenants
Alex Romaine

Larry Behm (the 'Landlord') applied for an order to terminate the tenancy and evict Daina Palubeskie and Alex Romaine (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants' rent; (L2 Application).

The application was scheduled to be heard by video conference on June 2, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlord's representative, Clement Paradis, the Landlord, and the Tenants were present. The Tenants spoke with Tenants Duty Counsel prior to the hearing.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

On consent, it is ordered that:

L1 Application- N4

1. The Tenants shall pay to the Landlord **\$4,933.65**, which represents the arrears of rent (\$4,474.65) and costs (\$186.00) outstanding for the period ending June 30, 2026.
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 3, 2026	\$3,400.00
July 16, 2026	\$200.00
July 30, 2026	\$200.00
August 13, 2026	\$200.00
August 27, 2026	\$200.00
September 10, 2026	\$200.00
September 24, 2026	\$200.00
October 8, 2026	\$200.00
October 22, 2026	\$133.65

3. 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 June 30, 2026.

L2 Application – N8

4. The Tenants shall also pay to the Landlord the lawful monthly rent in full and on time on or before the first day of each month starting July 2026 through to and including June 2027.
5. If the Tenants fail to comply with the conditions set out in paragraph 4 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

June 4, 2026
Date Issued

 Sarah Visnovec
 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.