



June 4, 2026

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

File Number: LTB-L-022369-26

In the matter of: 23 ROUTLEY ST
KITCHENER ON N2R0S2

Between: BALRAJ GREWAL Landlord

And

KATHY SERRETTE Tenants
GARVIS SERRETTE

BALRAJ GREWAL (the 'Landlord') applied for an order to terminate the tenancy and evict KATHY SERRETTE and GARVIS SERRETTE (the 'Tenant') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 27, 2026.

The Landlords Legal Representative Purva Singh and the Tenant Kathy Serrette attended on behalf of both Tenants.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and 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.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord the amount set out in paragraph in accordance with the following schedule:

Date Payment Due	Amount of Payment
June 12, 2026	\$1700.00

2. If this payment is made on time in paragraph #1 the Tenancy will continue until July 31, 2026.
3. If the Tenants fail to make the payment 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 Tenants, 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.

4. The tenancy between the Landlord and the Tenants is terminated as of July 31, 2026
5. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after August 1, 2026.
7. The Tenants shall pay to the Landlord \$37,786.00 for arrears of rent up to June 30, 2026, and costs.
8. The Tenants shall pay to the Landlord the amount set out in paragraph 7 in accordance with the following schedule:

Date Payment Due	Amount of Payment
August 1, 2026	\$1000.00
September 1, 2026	\$1000.00
October 1, 2026	\$1000.00
November 1, 2026	\$1000.00
December 1, 2026	\$1000.00
January 1, 2027	\$1000.00
February 1, 2027	\$1000.00
March 1, 2027	\$1000.00
April 1, 2027	\$1000.00
May 1, 2027	\$1000.00
June 1, 2027	\$1000.00
July 1, 2027	\$1000.00
August 1, 2027	\$1000.00
September 1, 2027	\$1000.00
October 1, 2027	\$1000.00
November 1, 2027	\$1000.00
December 1, 2027	\$1000.00
January 1, 2028	\$1000.00
February 1, 2028	\$1000.00
March 1, 2028	\$1000.00
April 1, 2028	\$1000.00
May 1, 2028	\$1000.00
June 1, 2028	\$1000.00
July 1, 2028	\$1000.00
August 1, 2028	\$1000.00
September 1, 2028	\$1000.00
October 1, 2028	\$1000.00

November 1, 2028	\$1000.00
December 1, 2028	\$1000.00
January 1, 2029	\$1000.00
February 1, 2029	\$1000.00
March 1, 2029	\$1000.00
April 1, 2029	\$1000.00
May 1, 2029	\$1000.00
June 1, 2029	\$1000.00
July 1, 2029	\$1000.00
August 1, 2029	\$1000.00
September 1, 2029	\$786.00

9. If the Tenants fail to make any payments to the Landlord, the full amount will be due and owing immediately. The Tenant will start to owe interest. This will be simple interest calculated at 4.00% annually on the balance outstanding.

June 4, 2026
Date Issued

Jennifer Buckminster
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.

