



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-030307-26-SA

In the matter of: Trailer #11, 1680 9TH AVE E
OWEN SOUND ON N4K3G4

Between: GREY BRUCE PROPERTY RENTALS INC. Landlord

And

JOHN PEZZOLA Tenant

GREY BRUCE PROPERTY RENTALS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict JOHN PEZZOLA (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on March 30, 2026 with respect to application LTB-L-109082-25.

The Landlord's application was resolved by order LTB-L-030307-26, issued on April 13, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-030307-26.

This motion was heard by videoconference on June 1, 2026.

Andy Timmerman appeared as agent for the Landlord. The Tenant attended the hearing and was self-represented.

Through mediation, the parties agreed to the following order on consent. I was satisfied that the parties understood and agreed to the terms below.

On consent of the parties, it is ordered that:

1. The motion to set aside Order LTB-L-030307-26, issued on April 13, 2026, is granted.
2. Order LTB-L-030307-26, issued on April 13, 2026, is set aside and cannot be enforced.
3. Order LTB-L-109082-25, issued on March 30, 2026 is cancelled and replaced with this order.
4. The Tenant shall pay to the Landlord \$7,185.22 for arrears of rent up to June 30, 2026 and costs.

5. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$730.24 on or before June 1, 2026.
 - b) \$447.22 on or before the 28th day of each month commencing June 28, 2026 and concluding July 28, 2027.
 - c) \$193.90 on or before August 28, 2027.
6. The Tenant 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 August 31, 2027, or until the arrears are paid in full, whichever date is earliest.
7. 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 4 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 June 30, 2026

June 4, 2026
Date Issued

Andrew Rowell
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.

