



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

File Number: LTB-L-023579-26

In the matter of: 20 WOLMSLEY CRES
NEPEAN ON K2G1J4

Between: Douraid (Ted) Kassis Landlords
Pam Kassis

And

Janet Strahl Tenant

Douraid (Ted) Kassis and Pam Kassis (the 'Landlords') applied for an order to terminate the tenancy and evict Janet Strahl (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 21, 2026. Before the start of the hearing, the Landlords' Representative, Allan Kouri, the Landlords Douraid (Ted) Kassis and Pam Kassis and the Tenant Janet Strahl 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 \$2,390.00. It is due on the 1st day of each month.
3. The rent arrears owing to May 31, 2026 are \$11,765.00.
4. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. Accordingly, the total amount the Tenant owes the Landlords is \$11,951.00.

It is ordered on consent that:

1. The Tenant shall pay to the Landlords \$11,951.00 for arrears of rent up to May 31, 2026 and costs.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Payment Due Date	Amount of Payment	Payment Due Date	Amount of Payment
1. June 19, 2026	\$650.00	11. April 16, 2027	\$650.00
2. July 17, 2026	\$650.00	12. May 14, 2027	\$650.00
3. August 14, 2026	\$650.00	13. June 11, 2027	\$650.00
4. September 11, 2026	\$650.00	14. July 16, 2027	\$650.00
5. October 16, 2026	\$650.00	15. August 13, 2027	\$650.00
6. November 13, 2026	\$650.00	16. September 17, 2027	\$650.00
7. December 11, 2026	\$650.00	17. October 15, 2027	\$650.00
8. January 15, 2027	\$650.00	18. November 19, 2027	\$650.00
9. February 12, 2027	\$650.00	19. December 19, 2027	\$251.00
10. March 12, 2027	\$650.00		

3. The Tenant shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period **June 1, 2026 to December 1, 2027**, 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 5, 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.