



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

File Number: LTB-L-022050-26

In the matter of: 9, 60 PRINCE EDWARD ST
BRIGHTON ON K0K1H0

Between: Centurion Property Associates Inc Landlord

And

Richard Gaines Tenant
Brittany Kettles

Centurion Property Associates Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Richard Gaines and Brittany Kettles (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 4, 2026.

The Landlords representative Mr. Rose and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$5,123.46** for arrears of rent and costs up to **June 30, 2026**.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - (a) \$600.00 payment on June 20, 2026;
 - (b) \$500.00 payment on July 8, 2026;
 - (c) \$600.00 payment on July 20, 2026;
 - (d) \$500.00 payment on August 19, 2026;
 - (e) \$600.00 payment on August 20, 2026;
 - (f) \$500.00 payment on September 16, 2026;
 - (g) \$600.00 payment on September 20, 2026;
 - (h) \$500.00 payment on October 7, 2026;
 - (i) \$600.00 payment on October 20, 2026;
 - (j) \$123.46 final payment on November 1, 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 **July 1, 2026**, until the arrears are paid in full.
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 paragraphs 1,2,3, 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 8, 2026

Date Issued

Suzy Franklyn

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.