



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

File Number: LTB-L-024478-26

In the matter of: 109, 14 OXFORD ST
STRATHROY ON N7G2Z9

Between: Terracorp Management Inc. Landlord

And

Sebastien Denis Tenant

Terracorp Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Sebastien Denis (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on May 27, 2026. The Landlord's legal representative, Kevin O'Brien and the Tenant attended the hearing and participated in mediation.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agree to amend the application to change the name of the Landlord to "Terracorp Management Inc."
2. The lawful monthly rent is \$1,632.14. It is due on the 1st day of each month.
3. The arrears of rent owing to May 31, 2026, inclusive of the application filing fee of \$186.00 are \$5,082.42.
4. The parties agree that the lawful monthly rent for June 2026 will be paid to the Landlord by the Tenant on or before June 5, 2026.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$5,082.42, which represents the arrears of rent owing to May 31, 2026 and the application filing fee of \$186.00.

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

Date Payment Due	Amount of Payment towards arrears and costs
June 12, 2026	\$150.00
June 19, 2026	\$150.00
July 3, 2026	\$150.00
July 10, 2026	\$150.00
July 17, 2026	\$150.00
July 24, 2026	\$150.00
August 7, 2026	\$150.00
August 14, 2026	\$150.00
August 21, 2026	\$150.00
September 4, 2026	\$150.00
September 11, 2026	\$150.00
September 18, 2026	\$150.00
October 9, 2026	\$150.00
October 16, 2026	\$150.00
October 23, 2026	\$150.00
November 6, 2026	\$150.00
November 13, 2026	\$150.00
November 20, 2026	\$150.00
December 4, 2026	\$150.00
December 11, 2026	\$150.00
December 18, 2026	\$150.00
January 8, 2027	\$150.00
January 15, 2027	\$150.00
January 22, 2027	\$150.00
February 5, 2027	\$150.00
February 12, 2027	\$150.00
February 19, 2027	\$150.00
March 5, 2027	\$150.00
March 12, 2027	\$150.00
March 19, 2027	\$150.00
April 9, 2027	\$150.00
April 16, 2027	\$150.00

April 23, 2027	\$150.00
May 7, 2027	\$132.42

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, to May 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 owed to the Landlord by the Tenant 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 Residential Tenancies Act, 2006* (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 11, 2026
Date Issued

 Britney Sooknanan
 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.