



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-028371-26

In the matter of: Main Floor, 375 MARY ST N
Oshawa ON L1G5C9

Between: Charles R Smith Landlord

And

Dean Plourde Tenant

Charles R Smith (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Dean Plourde (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Charles R Smith (the 'Landlord') also applied for an order requiring Dean Plourde (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

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

The Landlord and the Tenant attended the hearing.

Prior to the hearing, and through private discussion, the parties resolved the application and requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent of the parties, it is ordered that:

1. The Landlord's application is amended to correct the city of both the rental unit address and the Tenant's mailing address from **Pickering** to **Oshawa**.
2. The Tenant shall pay the lawful monthly rent on or before the 1st day of each month starting July 2026 through to and including June 2027.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

4. The Tenant shall also pay to the Landlord \$93.00 of the \$186.00 application filing fee.
5. If the Tenant does not pay the Landlord the full amount owing on or before June 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 21, 2026 at 4.00% annually on the balance outstanding.

June 15, 2026
Date Issued

Joanne Lolato
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.