



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

**File Number:** LTB-L-039340-26

**In the matter of:** Upper Unit, 76 Commercial St  
Welland ON L3B5Y9

**Between:** Larry Whitaker Landlord

**And**

Natasha Jacques Tenant

Larry Whitaker (the 'Landlord') applied for an order to terminate the tenancy and evict Natasha Jacques (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes,
- 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.

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

The Landlord, the Landlord's Legal Representative, Judith Callender, and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord the amount of \$7,591.84 for arrears of rent up to June 30, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 of this order in accordance with the following schedule:
  - On or before the first (1<sup>st</sup>) day of each month, from July 1, 2026, to December 31, 2026, the amount of \$1,084.55 per month.
  - On or before January 1, 2027, the amount of \$1,084.54.
  - Refer to Schedule 1 for a detailed breakdown of the scheduled payments.

3. The Tenant shall also pay to the Landlord the new rent in full and on time, as it becomes due and owing on the first (1<sup>st</sup>) day of each month, for the rental period starting July 1, 2026, and ending June 30, 2028, 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 paragraph 2 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord, pursuant to paragraph 1 of this order, shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within thirty (30) days of the Tenant's breach, pursuant to section 78 of the *Residential Tenancies Act, 2006*, 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.
5. If the Tenant fails to make any one of the payments in accordance with paragraph 3 of this order, the Landlord may, within thirty (30) days of the breach and without notice to the Tenant, apply to the Board under section 78 of the *Residential Tenancies Act, 2006* for an order terminating the tenancy and evicting the Tenant.

**June 12, 2026**  
**Date Issued**

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Alexandre Traboulsi  
Member, 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.

**Schedule 1**  
**SUMMARY OF PAYMENT SCHEDULE**

| <b>Payment Due On or Before</b> | <b>Payment Amount</b> |
|---------------------------------|-----------------------|
| July 1, 2026                    | \$1,084.55            |
| August 1, 2026                  | \$1,084.55            |
| September 1, 2026               | \$1,084.55            |
| October 1, 2026                 | \$1,084.55            |
| November 1, 2026                | \$1,084.55            |
| December 1, 2026                | \$1,084.55            |
| January 1, 2027                 | \$1,084.54            |