



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-027798-26

In the matter of: 22, 9480 LONGWOODS RD
CHATHAM ON N7M5J7

Between: 14502019 Canada Inc Landlord

And

Gregory Couture Tenant

14502019 Canada Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Gregory Couture (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

These applications were mediated by videoconference on June 8, 2026. Director, Siyang Zhao, attended on behalf of the Landlord. The Tenant attended. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

General Information:

L1 Application – Non-Payment of Rent

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The current monthly rent is \$337.53. It is due on the 1st day of each month. It will increase to \$339.93 effective July 1, 2026.
4. Based on the Monthly rent, the daily rent/compensation is \$11.18. This amount is calculated as follows: $\$339.93 \times 12$, divided by 365 days.
5. The rent arrears owing to June 30, 2026 are \$520.77.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. Therefore, the Tenant owes the Landlord \$706.77 (\$420.77 + \$186.00).
8. Pursuant to section 78 of the Act, the parties agree on a payment plan.

L2 Application – Persistent Late Payment of Rent

9. The Tenant has persistently failed to pay the rent on the date it was due. The rent is due on the 1st day of each month.
10. Pursuant to section 78 of the Act, the Tenant agrees to pay the Landlord the monthly rent on or before the 1st of each month from July 1, 2026 to June 30, 2027.

On consent, it is ordered that:

L1 Application – Non-Payment of Rent

1. The Tenant shall pay the Landlord rent arrears owing for the period ending June 30, 2026 in the amount of \$520.77 plus the cost of filing the application in the amount to \$186.00, totalling \$706.77.
2. The Tenant agrees to pay the Landlord the full amount owing (\$706.77) as follows:
 - . \$141.36 on or before the 1st of each month from
July 1, 2026 to October 1, 2026 (4 months) and
 - . \$141.33 on or before November 1, 2026.

The Tenant shall also pay the Landlord the new rent, on or before the 1st of each month, from July 1, 2026 to November 30, 2026

If the Tenant fails to make the payment in accordance with this paragraph, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord 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 December 1, 2026.

L2 Application – Persistent Late Payment of Rent

1. If the Tenant voids the L1 portion of the order, the tenancy shall continue on the following terms.
2. The Tenant shall pay the Landlord the monthly rent due on or before the first day of the month for the period July 1, 2026 to June 30, 2027.

If the Tenant fails to make any of the payments in this paragraph, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

June 18, 2026
Date Issued

Shawn Hayman
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.