



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

File Number: LTB-L-023009-26

In the matter of: 2, 163 JOSEPH ST
TIMMINS ON P4N4C9

Between: Siva Mylvaganam Landlord

And

Brandon Bourgon Tenant
Lisa Bourgon

Siva Mylvaganam (the 'Landlord') applied for an order to terminate the tenancy and evict Brandon Bourgon and Lisa Bourgon (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on June 8, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Agent Greg Vincze and the Tenant Lisa Bourgon were present. Prior to mediation, the Tenant did not utilize the services of Tenant Duty Counsel.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified as Tenant at the top of the Order.

The parties agreed that:

1. The arrears of rent owing up to June 30, 2026, are \$7,375.00.
2. The Landlord incurred costs of \$186.00 for filing this application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$7,561.00 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 in accordance with the following schedule:

- \$125.00 on or before July 01, 2026;
- \$125.00 on or before July 15, 2026;
- \$125.00 on or before August 01, 2026;
- \$125.00 on or before August 15, 2026;
- \$125.00 on or before September 01, 2026;
- \$125.00 on or before September 15, 2026;
- \$125.00 on or before October 01, 2026;
- \$125.00 on or before October 15, 2026;
- \$125.00 on or before November 01, 2026;
- \$125.00 on or before November 15, 2026;
- \$125.00 on or before December 01, 2026;
- \$125.00 on or before December 15, 2026;
- \$125.00 on or before January 01, 2027;
- \$125.00 on or before January 15, 2027;
- \$125.00 on or before February 01, 2027;
- \$125.00 on or before February 15, 2027;
- \$125.00 on or before March 01, 2027;
- \$125.00 on or before March 15, 2027;
- \$125.00 on or before April 01, 2027;
- \$125.00 on or before April 15, 2027;
- \$125.00 on or before May 01, 2027;
- \$125.00 on or before May 15, 2027;

- \$125.00 on or before June 01, 2027;
- \$125.00 on or before June 15, 2027;
- \$125.00 on or before July 01, 2027;
- \$125.00 on or before July 15, 2027;
- \$125.00 on or before August 01, 2027;
- \$125.00 on or before August 15, 2027;
- \$125.00 on or before September 01, 2027;
- \$125.00 on or before September 15, 2027;
- \$125.00 on or before October 01, 2027;
- \$125.00 on or before October 15, 2027;
- \$125.00 on or before November 01, 2027;
- \$125.00 on or before November 15, 2027;
- \$125.00 on or before December 01, 2027;
- \$125.00 on or before December 15, 2027;
- \$125.00 on or before January 01, 2028;
- \$125.00 on or before January 15, 2028;
- \$125.00 on or before February 01, 2028;
- \$125.00 on or before February 15, 2028;
- \$125.00 on or before March 01, 2028;
- \$125.00 on or before March 15, 2028;
- \$125.00 on or before April 01, 2028;
- \$125.00 on or before April 15, 2028;
- \$125.00 on or before May 01, 2028;

- \$125.00 on or before May 15, 2028;
 - \$125.00 on or before June 01, 2028;
 - \$125.00 on or before June 15, 2028;
 - \$125.00 on or before July 01, 2028;
 - \$125.00 on or before July 15, 2028;
 - \$125.00 on or before August 01, 2028;
 - \$125.00 on or before August 15, 2028;
 - \$125.00 on or before September 01, 2028;
 - \$125.00 on or before September 15, 2028;
 - \$125.00 on or before October 01, 2028;
 - \$125.00 on or before October 15, 2028;
 - \$125.00 on or before November 01, 2028;
 - \$125.00 on or before November 15, 2028;
 - \$125.00 on or before December 01, 2028;
 - \$125.00 on or before December 15, 2028; and,
 - A final payment of \$61.00 on or before January 01, 2029, to satisfy the arrears.
3. For the duration of the payment plan, the Tenant shall pay their lawful monthly rent in two installments. Half of the lawful monthly rent shall become due and payable on the 1st calendar day of each month, and half shall become due and payable on the 15th calendar day of each month.
4. 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 01, 2026, to January 01, 2029, or until the arrears are paid in full, whichever date is earliest.

5. 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 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 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 12, 2026
Date Issued

Adam Rogers

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.