



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

File Number: LTB-L-023130-26

In the matter of: 104, 410 WEST ST N
ORILLIA ON L3V6Z6

Between: Douglas Towers c/o Gossner & Hornar Management Ltd Landlord

And

Shayne Dwyer Tenant

Douglas Towers c/o Gossner & Hornar Management Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Reginald MacNeal and Shayne Dwyer (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's Representative, Sabrina Marchionne and the Tenant attended the hearing.

Preliminary Issue:

The parties requested the Board's consent to remove Reginald MacNeal because he is not in possession of the rental unit. The application was amended accordingly as reflected on the style of cause of this order.

The parties requested the following consent order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$7,313.00 for arrears of rent up to June 30th, 2026, and costs.
2. The Tenant shall pay to the Landlord \$7,313.00, which represents the arrears of rent (\$7,127.00) and costs (\$186.00) outstanding for the period ending June 30, 2026.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - i. \$1,000.00 (arrears) on or before June 4, 2026;
 - ii. \$1,800.00 (arrears) on or before June 20, 2026;

- iii. \$500.00 (arrears) per month on or before the 20th day of each month, for a period of eight months, commencing July 20, 2026, and continuing until February 20, 2027; and
 - iv. \$513.00 (outstanding balance) on or before March 20, 2027.
 - v. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for a period of nine months starting July 1, 2026, to March 1, 2027, or until the balance of 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 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 Board 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

Andrew Hyland
Member, Landlord and Tenant Board

Sandra Macchione
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.