



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

File Number: LTB-L-027981-26

In the matter of: B, 74 QUEEN ST WEST GD 0
ELMVALE ON L0L1P0

Between: A. G. SECURE PROPERTY MANAGEMENT Landlord
INC.

And

JOSHUA DOWLING Tenant

A. G. SECURE PROPERTY MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict JOSHUA DOWLING (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. The Landlord's representative, Nicole Fazzari, the Landlord's Agent, Robert Hilton, and the Tenant attended the hearing.

The parties elected to participate in LTB facilitated mediation with the assistance of Anibal Benitez Calderon, a Dispute Resolution Officer and Hearing Officer with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and requested an order on consent. I am satisfied that the parties understood the terms of their consent as set out in the order below.

Agreed Facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant vacated the rental unit on April 15, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit.
3. The lawful rent was \$1,340.00. It was due on the 1st day of each month.
4. The rent arrears owing to April 15, 2026 are \$2,019.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. The Landlord collected a rent deposit of \$1,340.00 from the Tenant and this deposit is still being held by the Landlord.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of April 15, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$865.00. This amount represents arrears owing up to April 15, 2026 plus the Landlord's cost of filing the application, less the rent deposit.
3. The Tenant shall pay to the Landlord the amount owing according to the following schedule:
 - a) \$432.50 on or before June 15, 2026, and
 - b) \$432.50 on or before July 15, 2026.
4. If the Tenant fails to make any of the payments in accordance with this order, the full balance owing becomes due and payable immediately and the Tenant will start to owe interest. This will be simple interest calculated from the date of the missed payment at 4.00% annually on the balance outstanding.

June 15, 2026
Date Issued

Anibal Benitez Calderon
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.