



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

File Number: LTB-L-028046-26

In the matter of: 5, 160 DUNLOP STREET WEST
BARRIE ON L4N1B2

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

And

ERIC MONGRAIN Tenant

A. G. SECURE PROPERTY MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict ERIC MONGRAIN (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 and order on consent. I am satisfied that the parties understood the terms of their consent as set out in the order below.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,358.50. This amount represents arrears owing to June 30, 2026 plus the Landlord's cost of filing the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$1,000.00 on or before June 8, 2026, and
 - b) \$1,358.50 on or before July 5, 2026.

3. The Tenant shall also pay to the Landlord the lawful monthly rent for July 2026 in full and on time, on or before July 1, 2026.
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 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 17, 2026
Date Issued

Anibal Benitez Calderon
Hearing 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.