



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

File Number: LTB-L-029625-26

In the matter of: Basement Unit, 2205 RAILTON RD
SYDENHAM ON K0H2T0

Between: Michael LaPierre
Angela LaPierre
Landlords

And

Evan Pajur
Tenant

Michael LaPierre and Angela LaPierre (the 'Landlords') applied for an order to terminate the tenancy and evict Evan Pajur (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).

The application was scheduled to be heard by videoconference on June 17, 2026. The Landlords' representative Shasta Pearson, the Tenant's representative Lauren Thompson, and the Tenant Evan Pajur, participated in mediation.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. After reviewing the terms, I was satisfied that the parties understood the consequences of the order on consent. I did not determine the application on its merits.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlords \$9,322.00 for arrears of rent up to June 30, 2026, including the application filing fee of \$186.00.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - a. The Tenant shall pay to the Landlords \$3,000.00 on or before July 31, 2026.
 - b. Starting August 15, 2026, for a period of 25 consecutive months, the Tenant shall make monthly payments of \$250.00 to the Landlords due on or before the 15th day of every month.

- c. The Tenant shall make one last payment of \$72.00 on or before September 15, 2028.
3. The Tenant shall pay to the Landlords new rent on time and in full as it comes due and owing for the period of July 1, 2026, to September 1, 2028, or until the 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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.

L2 Application – Persistent Late Payment of Rent

5. Starting the day the arrears listed in paragraph one (1) are paid in full, the Tenant shall pay the Landlords the monthly rent due on or before the first day of the month for a consecutive period of 12 months.
6. If the Tenant fails to make any of the payments in paragraph five (5) above, the Landlords 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 24, 2026
Date Issued

Isabelle Bouvier
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.