



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

File Number: LTB-L-032782-26

In the matter of: 109, 394 SIMCOE STREET SOUTH
OSHAWA ON L1H4J4

Between: BOSCO PROPERTY MANAGEMENT LTD Landlord

And

DAMIEN WALCZAK Tenants
HEATHER WRIGHT

BOSCO PROPERTY MANAGEMENT LTD (the 'Landlord') applied for an order to terminate the tenancy and evict DAMIEN WALCZAK and HEATHER WRIGHT (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing on June 17, 2026 by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlord's agent Jeffrey Purdey and the Tenants, Damien Walczak and Heather Wright, participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$4,551.00 for arrears of rent up to June 30, 2026 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) Starting on July 15, 2026 and continuing on the 15th day of each month thereafter through to and including June 15, 2027, the Tenants will make equal monthly payments each in the amount of \$379.25.

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **July 1, 2026** through to and including **June 1, 2027**, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after **June 30, 2026**.

June 22, 2026
Date Issued

Diego Fernandez-Stoll
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.