



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

File Number: LTB-L-031948-26

In the matter of: 2, 116 KING EDWARD AVE
LONDON ON N5Z 3T1

Between: STEPHEN MATTHEWS Landlord

And

Justin Long Tenants
Julie Bugler
William Bugler

STEPHEN MATTHEWS (the 'Landlord') filed an L1 application for an order to terminate the tenancy and evict Justin Long, Julie Bugler and William Bugler (the 'Tenants') based on a form N4 notice of termination because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 17, 2026 on VC line 107. The Landlord's Legal Representative Ian Shemesh attended. The Tenant Julie Bugler attended and was self-represented. Justin Long and William Bugler the other Tenants in this matter were not in attendance, however Julie Bugler confirmed that she had authority to reach an agreement on behalf of Justin Long and William Bugler.

The parties consented to amendments to the application as follows:

- a) The Tenant Justin Long first name is misspelled on the application as Junstin when it should be listed as Justin.
- b) The Tenant Julie Bugler surname is misspelled on the application as Bulger when it should be listed as Bugler.

The application is amended accordingly.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The total sum of arrears owing up to and including June 30, 2026 as of today's date of June 17, 2026 is \$4,064.00 which includes the application filing fee of \$186.00.

2. The Tenants shall pay the total sum of arrears of \$4,064.00 as noted in paragraph 1 according to the date and amount of each payment as follows:
 - a) On or before July 3, 2026 the Tenants shall pay lawful monthly rent on time and in full.
 - b) On or before August 1, 2026 and on or before the 1st (first) day of each consecutive month thereafter for the next 4 months (5 months total including the start date) up to and including December 1, 2026 or until the arrears are paid in full, whichever date is earliest, the Tenants shall pay lawful monthly rent on time and in full.
 - c) On or before July 18, 2026 the amount of \$700.00 towards the arrears.
 - d) On or before August 15, 2026 and on or before the 15th (fifteenth) day of each consecutive month thereafter for the next 3 months (4 months total including the start date) up to and including November 15, 2026 the amount of \$700.00 per month towards the arrears.
 - e) On or before December 15, 2026 the remaining outstanding balance of arrears in the amount of \$564.00.
3. If the Tenants fail to comply with any one of the payments noted in paragraph 2 of this order related to the issues in the application, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord 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 *Residential Tenancies Act, 2006* ('RTA'), 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 become owing after June 30, 2026.

June 25, 2026
Date Issued

Chris Jackson
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.