



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

File Number: LTB-L-029492-26

In the matter of: 5, 186 JOHN ST
INGERSOLL ON N5C3G2

Between: Robert Shmayda c/o Crs Realco Corporation Landlord

And

Jason Larivee Tenant

Robert Shmayda c/o Crs Realco Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Jason Larivee (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 17, 2026.

The Landlord's Representative, Cassandra Weatherston, and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,863.08 for arrears of rent up to June 30, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
a) On or before July 20, 2026	\$810.51
b) On or before August 20, 2026	\$810.51
c) On or before September 20, 2026	\$810.51
d) On or before October 20, 2026	\$810.51
e) On or before November 20, 2026	\$810.51
f) On or before December 20, 2026	\$810.53

3. The Tenant 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 to December 1, 2026 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 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 22, 2026

Date Issued

Sheena Brar

Member, 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.