



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-048666-26

In the matter of: 1260 PIERRE AVE
WINDSOR ON N8X4N9

Between: T. Watanabe-Jin c/o LMR Property Management Landlord

And

Matthew Thomson Tenant
Jennifer Thomson

T. Watanabe-Jin c/o LMR Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Matthew Thomson and Jennifer Thomson (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

Mediation was held on June 19, 2026. The following parties participated in the mediation: The Landlord's representative, Kristen Jarvis, the Landlord's representative, Neha Prasad and the Tenant.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay the lawful monthly rent in full and on time for a period of 24 months from July 1, 2026 to June 1, 2028.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
3. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
4. The Tenant shall pay to the Landlord the amount set out in paragraph 3 in accordance with the following schedule:
 - \$46.50 on or before July 1, 2026
 - \$46.50 on or before August 1, 2026
 - \$46.50 on or before September 1, 2026
 - \$46.50 on or before October 1, 2026

5. If the Tenant does not pay the Landlord the full amount owing on or before October 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from October 2, 2026 at 4.00% annually on the balance outstanding.

June 24, 2026
Date Issued

Rolland Roopchand
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.