



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

File Number: LTB-L-031280-26

In the matter of: 1, 81 POUGHKEEPSIE ST
ORILLIA ON L3V1M9

Between: Gary Oosterhuis Landlord

and

James Gray Tenant

Gary Oosterhuis (the 'Landlord') applied for an order to terminate the tenancy and evict James Gray (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was scheduled to be heard on June 17, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Johnnise Fenton.

The Landlord and the Tenant were present. As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I am satisfied that the parties understand the consequences of their consent.

The parties agreed that:

1. The Landlord has waived the application filing fee of \$186.00.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. For the 12-month period beginning July 1, 2026, and ending to June 1, 2027, the Tenant shall pay to the Landlord new lawful rent on time and in full, as it comes due on or before the 1st day of each month.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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.

June 26, 2026
Date Issued

Johnnise Fenton
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.