



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

File Number: LTB-L-034804-26

In the matter of: 409, 560 BLOOR ST E
OSHAWA ON L1H3N2

Between: Property Trust Ltd Landlord

And

Tamara Craine Tenants
Christopher John Craine

Property Trust Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Tamara Craine and Christopher John Craine (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants rent.

The application was scheduled to be heard by video conference on June 18, 2026. Before the start of the hearing, the Landlord's Representative, Roger Kanchiah and the Tenants Tamara Craine and Christopher John Craine advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sarah Harriman issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agree that:

1. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
3. The landlord has agreed to waive half of the \$186.00 filing fee, reducing the amount owed by the Tenants to \$93.00.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meets the conditions set out below.

2. Commencing **July 1, 2026**, the Tenants shall pay the monthly rent on or before the **first (1st)** day of each and every month for a twelve **(12)** month period ending **June 1, 2027**
3. If the Tenants fail 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 Tenants. 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 Tenants.
4. The Tenants shall also pay to the Landlord \$93.00 for the cost of filing the application.

June 23, 2026
Date Issued

Sarah Harriman
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.