



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

File Number: LTB-L-033222-26

In the matter of: 715, 80 STARWOOD DR
GUELPH ON N1E0V1

Between: Terracorp. Management Inc. Landlord

And

Ezra O'Brien Tenant

Terracorp. Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ezra O'Brien (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 18, 2026.

The Landlord's Representative, Kevin O'Brien, 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 \$2,370.12 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
July 15, 2026	\$350.00
August 15, 2026	\$350.00
September 15, 2026	\$350.00
October 15, 2026	\$350.00
November 15, 2026	\$350.00
December 15, 2026	\$350.00

January 15, 2027	\$350.00
February 15, 2027	\$106.12

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 February 27, 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 29, 2026
Date Issued

Chris Hall
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.