



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

**File Number:** LTB-L-030574-26

**In the matter of:** 9582 ESPLANADE DR  
WINDSOR ON N8R1J6

**Between:** Amiraco Properties Inc. Landlord

**And**

Christopher Flatt Tenant  
Gwen Vigneux

Amiraco Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Flatt and Gwen Vigneux (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on June 22, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Charlotte Williams and the Tenant Gwen Vigneux were present. Prior to mediation, the Tenant utilized the services of Tenant Duty Counsel.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified at Tenant at the top of the Order.

**The parties agreed that:**

1. The arrears of rent owing up to June 30, 2026, are \$4,577.39.
2. The Landlord incurred costs of \$186.00 for filing this application and is entitled to reimbursement of those costs.

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$4,763.39 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:
  - \$2,711.32 on or before July 07, 2026;
  - \$342.00 on or before the 20<sup>th</sup> day of each month for a period of 5-months, commencing July 20, 2026, to and including November 20, 2026; and,
  - A final payment of \$342.07 on or before December 20, 2026, to satisfy the arrears.
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 01, 2026, to December 01, 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 30, 2026**  
**Date Issued**

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**Adam Rogers**  
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.