



Order under Section 69 Residential Tenancies Act, 2006

File Numbers: LTB-L-017433-26 (L2)
LTB-L-035300-26 (L1)
LTB-L-042975-26 (L2)

In the matter of: 976 EXETER ST
OSHAWA ON L1G7E7

Between: Maria Hyponen Landlord

And

Jon Driscoll Tenant

Maria Hyponen (the 'Landlord') applied for an order to terminate the tenancy and evict Jon Driscoll (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant (L2).
- the Tenant did not pay the rent that the Tenant owes (L1).
- the Tenant has been persistently late in paying the Tenant's rent (L2).

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement (L2).

The L2 application, LTB-L-017433-26, was heard by videoconference on June 22, 2026. The Landlord's legal representative Elina Vasilieva, the Landlord, and the Tenant attended the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in all three of the Landlord's applications, namely, LTB-L-017433-26 (L2 application), LTB-L-035300-26 (L1 application), and LTB-L-042975-26 (L2 application), and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agree that the Tenant has paid all outstanding water and sewage utility charges in the amount of \$478.66.
2. The parties agree that the Tenant has already paid the L2 (LTB-L-017433-26) application filing fee in the amount of \$186.00.

3. The Landlord applied interest owing on the last month's rent deposit to the last month's rent deposit on May 17, 2026. The last month's rent deposit being held by the Landlord is now \$2,071.00.
4. The Landlord agrees to provide the Tenant with a copy of each utility invoice within 48 hours of receiving such invoice.

On consent of the parties, it is ordered that:

L2 Application – Substantial Interference/Utilities (LTB-L-017433-26)

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the condition set out in paragraph 2, for a period of 24-months, starting June 22, 2026 and continuing to June 21, 2028.
2. The Tenant shall maintain the water and sewage utility accounts for the rental unit in good standing and ensure that the water and sewage utility bills for the rental unit are paid in full and on time.
3. If the Tenant fails to comply with the condition 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.

L1 Application – Non-Payment of Rent (LTB-L-035300-26)

4. The Tenant shall pay to the Landlord \$4,438.60 which represents arrears of rent (\$4,252.60) plus the L1 application filing fee (\$186.00) for the period ending June 30, 2026.
5. The Tenant shall pay to the Landlord \$4,438.60 on or before July 15, 2026.
6. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period of July 1, 2026. This condition does not apply if the Tenant pays all rent arrears owing pursuant to paragraph 5, in full on or before June 30, 2026.
7. If the Tenant fails to make any one of the payments in accordance with paragraphs 5 or 6 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord 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 due and owing after June 30, 2026.

L2 Application – Persistent Late Payment of Rent (LTB-L-042975-26)

8. The Tenant shall pay to the Landlord the monthly rent on time and in full as it comes due and owing for the period of, and including August 1, 2026, to July 1, 2028.
9. If the Tenant fails to comply with the condition set out in paragraph 8 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.
10. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the L2 application.
11. If the Tenant does not pay the Landlord the full amount owing on or before August 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 16, 2026 at 4.00% annually on the balance outstanding.
12. The hearings scheduled for the L1 application on June 24, 2026 and for the L2 application on July 9, 2026 are cancelled.

June 26, 2026
Date Issued

Sandra Sabourin
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.