



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

File Number: LTB-L-032902-26

In the matter of: 224 PORT COLBORNE DR
PORT COLBORNE ON L3K2M5

Between: LINDA LEE POULAK a.k.a. LYNN POULAK Landlord

And

BILL BROWNELL Tenants
CATHERINE HARST

LINDA LEE POULAK a.k.a. LYNN POULAK (the 'Landlord') applied for an order to terminate the tenancy and evict BILL BROWNELL and CATHERINE HARST (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on June 22, 2026. The Landlord's representative, Sidney Sheridan, and the Tenants attended the hearing. Eviction prevention worker, Casandra Fairchild, and Community Support Coordinator, Kathleen Fenech, were also in attendance.

The parties elected to participate in LTB facilitated mediation with the assistance of Anibal Benitez Calderon, a Dispute Resolution Officer and Hearing Officer with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and requested and order on consent. I am satisfied that the parties understood the terms of their consent as set out in the order below.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$2,909.18. This amount represents arrears owing to June 30, 2026 plus the Landlord's cost of filing the application.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$161.64 on or before July 1, 2026, and
 - b) \$161.62 on or before the 1st day of each month, commencing on August 1, 2026 up to and including December 1, 2027.

3. The Tenants 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 December 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 29, 2026
Date Issued

Anibal Benitez Calderon
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.