



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

File Number: LTB-L-082644-25

In the matter of: 8, 126 MAIN ST W GD 0
CHELMSFORD ON P0M1L0

Between: Daniel Forget Landlord

And

Guy Barbeau Tenant

Daniel Forget (the 'Landlord') applied for an order to terminate the tenancy and evict Guy Barbeau (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This file was originally resolved by an exparte order issued on November 20, 2025, pursuant to a payment agreement submitted by the parties. On March 18, 2026, the Landlord requested a re-open of this application pursuant to an alleged breach of the exparte order. As a result, this matter was re-opened and scheduled for a hearing.

The parties attended a hearing on May 19, 2026, by video conference, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord and Tenant were present.

As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Exparte order issued on November 20, 2025, is cancelled and replaced with the following order.
2. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
 - a. For the next twelve consecutive months, the Tenant will pay the lawful monthly rent in full and on the 1st day of each month for the period June 2026, to May 2027.

3. If the Tenant fails 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 Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without giving notice to the Tenant.

June 30, 2026
Date Issued

Roxanne Theriault

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.