



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

File Number: LTB-L-083273-25

In the matter of: Master Bedroom, 59 Keith Crescent
Niagara-On-The-Lake ON L0S1J0

Between: Joshua Allen Landlord

And

Douglas Lockhart-Gibson Tenant

Joshua Allen (the 'Landlord') applied for an order to terminate the tenancy and evict Douglas Lockhart-Gibson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on December 16, 2025, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Kevin Kordahi.

The Landlord, Joshua Allen, the Landlord's Representative, Elizabeth Cote, and the Tenant, Douglas Lockhart-Gibson, were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord **\$6,586.00**. This amount represents \$6,400.00 for arrears of rent up to December 30, 2025, and \$186.00 for the application filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
February 15,2026	\$1,098.00
March 15,2026	\$1,098.00
April 15,2026	\$1,098.00
May 15,2026	\$1,098.00
June 15,2026	\$1,098.00
July 15,2026	\$1,096.00

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 January 1, 2026, to July 1, 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 December 30, 2025.

January 6, 2026
Date Issued

Kevin Kordahi
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.