



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-092396-25

In the matter of: 204, 155B HAGAR ST
WELLAND ON L3B5Y3

Between: BUTERA PROPERTY HOLDINGS INC. Landlords
Lorelei Vormittag

And

Zachary Leduc Tenants
Jessica Arthur-Scherer

BUTERA PROPERTY HOLDINGS INC. and Lorelei Vormittag (the 'Landlords') applied for an order to terminate the tenancy and evict Zachary Leduc and Jessica Arthur-Scherer (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

The Landlords also claimed compensation for each day the Tenants remain in the unit after the termination date.

The application was heard by videoconference on December 15, 2025. The Landlords' agent Lauren Mogridge and the Tenants attended the hearing.

At the hearing, the parties engaged in mediation. 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.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants shall pay to the Landlords the monthly rent on time and in full as it comes due and owing for the period of, and including January 1, 2026 to December 1, 2026.
3. If the Tenants fail to comply with the condition set out in paragraph 2 of this order, the Landlords may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlords must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.
4. The Tenants shall pay to the Landlords \$186.00 for the cost of filing the application.

5. If the Tenants do not pay the Landlords the full amount owing on or before January 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from January 2, 2026 at 4.00% annually on the balance outstanding.

January 7, 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.