



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-084052-25

In the matter of: 404, 68 KING ST E
BOWMANVILLE ON L1C3X2

Between: Veltri and Son Limited Landlord

And

Brodie Thompson Tenant

Veltri and Son Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Brodie Thompson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on December 17, 2025.

The Landlord's Representative, Krissy Morrison, and the Tenant were present.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the application. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

It is ordered on consent that:

1. The Landlord's application is amended to remove Heidi Gray as a Tenant.
2. The Tenant shall pay to the Landlord \$744.20. This amount represents \$558.20 for arrears of rent up to December 31, 2025, and the \$186.00 application filing fee.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$125.00 on or before the 15th day of each month commencing January 15, 2026, and for the next 5 months up to and including May 15, 2026; and
 - \$119.20 on or before June 15, 2026, for the balance of arrears owing.
4. 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 2026 to June 2026, or until the arrears are paid in full, whichever date is earliest.

5. 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 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 breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (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 31, 2025.

January 5, 2026

Date Issued

Eno Ubia

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.