



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-103902-25

In the matter of: Unit A, 63 PENVILL TRAIL
BARRIE ON L4N5M8

Between: VIMIC Velocity Inc.
Michael Lai

Landlords

And

Joshua Werner

Tenant

VIMIC Velocity Inc. and Michael Lai (the 'Landlords') applied for an order to terminate the tenancy and evict Joshua Werner (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord Michael Lai and the Tenant advised by way of the Online Dispute Resolution Tool on the Tribunals Ontario Portal that they wished to engage in mediation in advance of their hearing date.

The parties participated in a mediation videoconference on December 19, 2025. 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 Tenant shall pay to the Landlords \$8,186.00 which represents arrears of rent (\$8,000.00) plus the application filing fee (\$186.00) for the period ending December 31, 2025.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - Payments of \$500.00 on or before the 15th day of each month starting on January 15, 2026 and continuing each month until April 15, 2027; and
 - a final payment of \$186.00 on or before May 15, 2027.
3. The Tenant shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period January 1, 2026 to May 1, 2027, 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 31, 2025.
5. The hearing scheduled for February 18, 2026 is cancelled.

January 5, 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.