



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

File Number: LTB-L-095999-25

In the matter of: 338 BOXBURY DR
WATERLOO ON N2K1W2

Between: 2784603 ONTARIO INC. Landlord

And

SCOTT WEBER Tenant

2784603 ONTARIO INC. (the 'Landlord') applied for an order to terminate the tenancy and evict SCOTT WEBER (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

2784603 ONTARIO INC. (the 'Landlord') also applied for an order requiring SCOTT WEBER (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was heard by videoconference on December 22, 2025, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's legal representative, Janet Van Oordt and the Tenant participated in mediation. As a result of the resolution discussion, the parties agreed to resolve all matters raised in the application and requested an order on consent.

I am satisfied that the parties understand the terms and consequences of their consent.

Agreed Facts:

1. On or before December 31, 2025, the Tenant will pay the Landlord outstanding rent arrears for the month of November and December 2025.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meet the condition set out below.
2. The Tenant shall pay to the Landlord monthly rent on time and in full on or before the first day of each month for a 12-month period commencing January 1, 2026, up to and including December 1, 2026.

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 notice to the Tenant.
4. On or before December 31, 2025, the Tenant shall pay to the Landlord \$470.44 which represents unpaid water bills for the period ending September 30, 2025.
5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
6. The total amount the Tenant owes the Landlord is \$656.44.
7. If the Tenant does not pay the Landlord the full amount owing on or before December 31, 2025, the Tenant will start to owe interest. This will be simple interest calculated from January 1, 2026, at 4.00% annually on the balance outstanding.

January 9, 2026
Date Issued

Oluwatobi Abobarin
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.