



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

File Number: LTB-L-087036-25

In the matter of: Basement, 99 PEEL ST
BRANTFORD ON N3S5M3

Between: Atul Agarwal Landlords
Meenakshi Agarwal

And

Emma Gibson Tenants
Douglas Bissett

Atul Agarwal and Meenakshi Agarwal (the 'Landlords') applied for an order to terminate the tenancy and evict Emma Gibson and Douglas Bissett (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

The application was scheduled to be heard by video conference on January 5, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer Monique Browne

The Landlord's Representative Reyhaneh Lajevardi, The Tenants, Emma Gibson and Douglas Bissett were present. The Tenants didn't speak with Tenant Duty Counsel.

As a result of the mediation, the parties mutually agreed to resolve all matters raised 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 \$10,386.00 which represents the arrears of rent and cost of the application fee outstanding for the period ending January 31, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$2586.00 on or before January 31, 2026.

- b) \$300.00 on or before the first day of each month starting February 1, 2026, through to and including March 1, 2028.
3. The Tenants shall also pay the Landlord the lawful rent in full, on or before the first day of each corresponding month for the months of February 2026 to March 2028, or until there are no arrears owing, whichever comes first.
4. If the Tenants 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, 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 Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 14, 2026
Date Issued

Monique Browne
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.