



Order under Section 206 Residential Tenancies Act, 2006

File Number: LTB-L-088316-25

In the matter of: 705, 24 Eva Rd.
Etobicoke, ON M9C 2B2

Between: Westmall Investments Landlord

And

Bernie Wiebe Tenants
Adrienne Sesme

Westmall Investments (the 'Landlord') applied for an order to terminate the tenancy and evict Bernie Wiebe and Adrienne Sesme (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord and the Tenants filed a written agreement with the LTB on January 7, 2026, to resolve the Landlord's application.

Determinations:

1. The agreement reached by the Landlord and the Tenants resolves the Landlord's application.
2. The agreement has been signed by the Landlord and the Tenants.
3. The agreement was filed with the LTB before the hearing for the Landlord's application.
4. **As a result of this order, no hearing will be held.**

Based on the parties' agreement, it is ordered that:

1. The Tenants shall pay the Landlord \$3,219.60, which includes:
 - o \$3,033.60 for arrears owing up to January 31, 2026; and
 - o \$186.00 for the fee paid by the Landlord for filing the application.
2. The Tenants shall pay the amount set out in paragraph 1 according to the following schedule:
 1. \$1,075.00 on or before January 16, 2026.
 2. \$2,144.60 on or before January 31, 2026.
3. **CONSEQUENCES OF BREACH:** If the Tenants do not make any of the payments required in paragraph 2 in full and on time:

- a. The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2. This normally results in the LTB issuing an eviction order without a hearing being held.

OR

- b. The Landlord may ask the LTB to reopen the application no later than 30 days after the Tenants' breach. This will result in a hearing at the LTB.
4. Either the Landlord or the Tenants can ask the LTB to reopen the application within 30 days from the date this order is issued if they believe the other party forced them to enter into the agreement, or if the other party deliberately made false or misleading misrepresentations that had a material effect on the agreement and the order issued.

January 8, 2026

Date Issued

Kimberly Parish

Vice Chair, 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.