



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

File Number: LTB-L-086790-25

In the matter of: 146 Main Street
Sundridge ON P0A1Z0

Between: Derrick Johnstone Landlords
Melanie Johnston

And

Spencer Corless Tenants
Emma Malloy

Derrick Johnstone and Melanie Johnston (the 'Landlords') applied for an order to terminate the tenancy and evict Spencer Corless and Emma Malloy (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 7, 2026.

The Landlords' Representative, Mariusz Pzybylowski, and the Tenants participated in mediation and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006*.

I was satisfied that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlords \$46,186.00 for arrears of rent up to January 31, 2026 and costs.
2. The Tenants shall pay to the Landlords \$46,186.00 by February 28, 2026 in guaranteed funds.
3. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing, by the first day of the month, for February 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail to make 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 Landlords

pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' 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 9, 2026
Date Issued

Janice Campbell
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.