



**Order under Section 69 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-098681-25

LTB-L-103357-25

In the matter of: 60 STIRTON ST
HAMILTON ON L8L6E8

Between: ANDRES FELIPE LAGUADO LANCHEROS Landlords
KATHLEEN BRADLEY

And

RYAN WYATT Tenants
AMANDA DEACON

ANDRES FELIPE LAGUADO LANCHEROS and KATHLEEN BRADLEY (the 'Landlords') applied for an order to terminate the tenancy and evict RYAN WYATT and AMANDA DEACON (the 'Tenants') because the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

ANDRES FELIPE LAGUADO LANCHEROS and KATHLEEN BRADLEY (the 'Landlords') applied for an order requiring RYAN WYATT and AMANDA DEACON (the 'Tenants') to pay the Landlords' reasonable out-of-pocket expenses that are the result of the Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

ANDRES FELIPE LAGUADO LANCHEROS and KATHLEEN BRADLEY (the 'Landlords') also applied for an order to terminate the tenancy and evict RYAN WYATT and AMANDA DEACON (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on January 8, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlords' representative, Lisa Barder, the Landlords, the Tenants' representative, Paul Taylor and the Tenant, Ryan Wyatt, on behalf of the Tenants, were present.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application as well as the L1 application, LTB-L-103357-25 and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

- a) The tenancy is terminated effective April 30, 2026. This is a final termination date and is non-voidable.
- b) The lawful rent is \$3,300.00. It is due on the 1st day of each month.
- c) Based on the Monthly rent, the daily rent/compensation is \$108.49. This amount is calculated as follows: $\$3,300.00 \times 12$, divided by 365 days.
- d) The rent arrears and costs owing to January 31, 2026, are \$19,986.00.
- e) The Landlords agree to waive all outstanding rent arrears owing up to and including January 31, 2026.
- f) In addition, the Landlords further agree to waive the monthly rent for the months of February 2026, March 2026, and April 2026.
- g) There is no last month's rent deposit.
- h) The outstanding water and waste utility charges accrued up to and including the billing period of July 25, 2025 to November 25, 2025 total \$395.64
- i) The Landlords have agreed to waive the full amount of \$395.64 in outstanding water and waste charges referenced above.
- j) The Landlords further agree to waive all water and waste charges accruing after November 25, 2025, until the tenancy is terminated.
- k) The Tenants will be responsible for the payment of utilities that are held in the Tenants' own name, specifically:
 - 1. Natural Gas serviced by Enbridge Gas; and
 - 2. Electricity serviced by Alectra Utilities.
- l) The Tenants agree to continue paying all utility bills under the Tenants' name for the duration of the tenancy.

On consent, it is ordered that:

- 1. The tenancy between the Landlords and the Tenants is terminated. **The Tenants shall vacate the unit on or before April 30, 2026.**
- 2. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after May 1, 2026.
4. This order on consent resolves all issues, claims, and matters relating to the tenancy up to the date of the hearing.

January 12, 2026
Date Issued

Sarah Visnovec
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.