



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-091104-25

In the matter of: 3 - 4557 ARMOURY ST
NIAGARA FALLS ON L2E1S5

Between: Bradley Mills Landlord

and

Melissa Behring Tenant

Bradley Mills (the 'Landlord') applied for an order to terminate the tenancy and evict Melissa Behring (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on January 14, 2026. Instead, the Landlord, the Landlord's Legal Representative Lynn Baxter and the Tenant participated in a mediation session. Parties reached an agreement and requested an order on consent to resolve the application.

The parties agreed that:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$861.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$28.31. This amount is calculated as follows: \$861.00 x 12, divided by 365 days.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to January 31, 2026, are \$6,889.00.
6. The Landlord incurred costs of \$186.00 for filing the application and therefore there is a total outstanding balance of \$7,075.00 owing.
7. In exchange for a non-voidable termination of the tenancy, the Landlord is waiving all arrears and costs.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated.
2. **The Tenant must move out of the rental unit on or before February 15, 2026.**

3. If the unit is not vacated on or before February 15, 2026, then starting February 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after February 16, 2026.

January 20, 2026
Date Issued

Lindsay Phomin
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 August 16, 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.