



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-048237-25

In the matter of: 3, 5 ST GEORGE ST
BRANTFORD ON N3R1T9

Between: SARAH MADDEN Tenant

And

1000156809 ONTARIO INC. Landlord

SARAH ANNA MARY JOYCE MADDEN (the 'Tenant') applied for an order determining that 1000156809 ONTARIO INC. (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

An Adjudicative Case Conference (ACC) was held by videoconference on January 14, 2026. The Tenant, the Landlord's Legal Representative, Glenn Gosling, and Dave Malcolm attended the ACC.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

Determinations:

Preliminary Issue:

1. The Tenant named a number of individuals as Landlords to the application including: Julian Rapaport, Reuben Nezelefsky, Gloria Giorgio, GK York, Dave Malcolm, Brandon Cruz, Silver Coast Group Inc., and Glenn Gosling.
2. The Landlord confirmed the numbered company is the only lawful Landlord on title for the property. The Tenant requested the application be amended to remove all parties from the application except the numbered company as found in the style of cause.
3. As there was consent to remove the parties, and given that these individuals are not the lawful Landlord, I agreed to amend the application to remove the other parties from the application. The style of cause has been changed to reflect this amendment.

On consent, it is ordered that:

1. The parties agree that this consent order resolves all matters arising from the tenancy of 3, 5 St. George Street, Brantford, Ontario.
2. The parties agree that the Tenant owes to the Landlord \$11,000.00 in rental arrears.
3. In consideration for this consent agreement, the parties agree that the Tenant shall pay to the Landlord the amount owing stated in paragraph 2 on the following schedule:

Date payment is to be made on or before	Amount to be paid towards arrears	Outstanding Balance
balance owing		\$11,000.00
January 20, 2026	\$ 900.00	\$10,100.00
February 20, 2026	\$ 900.00	\$9,200.00
March 20, 2026	\$ 900.00	\$8,300.00
April 20, 2026	\$ 900.00	\$7,400.00
May 20, 2026	\$ 900.00	\$6,500.00
June 20, 2026	\$ 900.00	\$5,600.00
July 20, 2026	\$ 900.00	\$4,700.00
August 20, 2026	\$ 900.00	\$3,800.00
September 20, 2026	\$ 900.00	\$2,900.00
October 20, 2026	\$ 900.00	\$2,000.00
November 20, 2026	\$ 900.00	\$1,100.00
December 20, 2026	\$ 900.00	\$200.00
January 20, 2027	\$ 200.00	\$0.00

4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent to be paid by the Tenant to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing and simple interest shall accrue at 4% annually on the balance outstanding.

January 22, 2026**Date Issued**_____
Jane Dean

Member, 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.