



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096455-25

In the matter of: 516354 DUFFERIN COUNTY RD 124
MELANCTHON ON L9V1V3

Between: Harshvadan Panchal Landlords
Maheshwariben Panchal

And

Valerie MacDonald Tenants
Christopher Reid
Cheyanne Reid

Harshvadan Panchal and Maheshwariben Panchal (the 'Landlords') applied for an order to terminate the tenancy and evict Valerie MacDonald, Christopher Reid and Cheyanne Reid (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

The application was scheduled to be heard by video conference on January 19, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer Monique Browne.

The Landlord's Representative Vijayant Sood and the Landlord ,Harshvadan Panchal and the Tenant Valerie MacDonald were present. The Tenant Valerie MacDonald had consent to speak on behalf of all Tenants. The Tenant didn't speak with Tenant Duty Counsel.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

It is ordered on Consent that:

1. The Tenants shall pay to the Landlords \$18,635.96 for arrears of rent up to January 31, 2026 and the cost of the filing fee of this application.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

- a) \$18,635.96 on or before February 19, 2026.
3. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing for February 1, 2026.
4. If the Tenants fails to make any one of 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 Landlord 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 Tenant's 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 28, 2026

Date Issued

Monique Browne

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.