



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-100840-25

In the matter of: 105, 137 CHURCH ST
ST CATHARINES ON L2R3E3

Between: BEDFORD PROPERTIES & ESTATES LTD. Landlord

And

Tyler McDermott Tenants
Jessica Godin

BEDFORD PROPERTIES & ESTATES LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict Tyler McDermott and Jessica Godin (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on January 20, 2026.

The Landlord's legal representative, Sara Ginman, and the Tenant, Jessica Godin, attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meets the conditions set out below.
2. The Tenants shall pay the monthly rent to the Landlord in full and on time as it comes due on or before the 1st day of each and every month, starting February 1, 2026 until and including January 1, 2027.
3. If the Tenants fail to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

January 30, 2026
Date Issued

Jana Rozehnal
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.