



AMENDED
Order under Section 69
Residential Tenancies Act, 2006
And section 21.1 of the Statutory Powers Procedures Act

File Number: LTB-L-098527-25-AM

In the matter of: 601, 1460 GHENT AVE
BURLINGTON ON L7S1X7

Between: Elm Place Inc. - 1460 Ghent Avenue Landlord

And

Bradley William Hutson Tenant
Corrina Shirley Maxine Tracey

The amended order is issued to correct a clerical error in the original order issued on January 22, 2026. The amended order is being issued to correct an error with the preamble. The amendments have been bolded and underlined for easy reference. The rest of the order remains unchanged.

Elm Place Inc. - 1460 Ghent Avenue (the 'Landlord') applied for an order to terminate the tenancy and evict Bradley William Hutson and Corrina Shirley Maxine Tracey (the 'Tenants') because:

- **The Tenant has been persistently late in paying the Tenant's rent.**
The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on January 15, 2026.

Before the start of the hearing the Landlord's Legal Representative, Sharon Harrison, and the Tenants, engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Michelle Forrester provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

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 to the Landlord new lawful rent on time and in full as it comes due and owing for the twelve (12) consecutive months, commencing February 1, 2026, up to and including January 1, 2027.
3. If the Tenants fails 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.
4. The Tenant has already paid to the Landlord \$186.00 for the cost of filing the application.

January 22, 2026

Date Issued

January 29, 2026

Date Issued

Michelle Forrester

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.