



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-055770-25

In the matter of: Upper, 305 BELFIELD ST
London ON N5Y2J9

Between: Michael Dandy Landlord

And

DAMIEN BROWN Tenant

Michael Dandy (the 'Landlord') applied for an order to terminate the tenancy and evict DAMIEN BROWN (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. The Landlord and the Tenant attended the hearing.

The parties reached an agreement after voluntarily participating in mediation and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant vacated the rental unit on August 22, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit in the sum of \$6,536.00, inclusive of the application filing fee of \$186.00.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of August 22, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$6,536.00, which represents the arrears of rent owing to the date the Tenant moved out of the rental unit and the application filing fee of \$186.00.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Date Payment Due	Amount of Payment
January 15, 2026	\$125.00
February 15, 2026	\$125.00
March 15, 2026	\$125.00
April 15, 2026	\$125.00
May 15, 2026	\$125.00
June 15, 2026	\$175.00
July 15, 2026	\$175.00
August 15, 2026	\$175.00
September 15, 2026	\$175.00
October 15, 2026	\$125.00
November 15, 2026	\$125.00
December 15, 2026	\$125.00
January 15, 2027	\$125.00
February 15, 2027	\$125.00
March 15, 2027	\$125.00
April 15, 2027	\$125.00
May 15, 2027	\$125.00
June 15, 2027	\$175.00
July 15, 2027	\$175.00
August 15, 2027	\$175.00
September 15, 2027	\$175.00
October 15, 2027	\$125.00

November 15, 2027	\$125.00
December 15, 2027	\$125.00
January 15, 2028	\$125.00
February 15, 2028	\$125.00
March 15, 2028	\$125.00
April 15, 2028	\$125.00
May 15, 2028	\$125.00
June 15, 2028	\$175.00
July 15, 2028	\$175.00
August 15, 2028	\$175.00
September 15, 2028	\$175.00
October 15, 2028	\$125.00
November 15, 2028	\$125.00
December 15, 2028	\$125.00
January 15, 2029	\$125.00
February 15, 2029	\$125.00
March 15, 2029	\$125.00
April 15, 2029	\$125.00
May 15, 2029	\$125.00
June 15, 2029	\$175.00
July 15, 2029	\$175.00
August 15, 2029	\$175.00
September 15, 2029	\$175.00

October 15, 2029	\$111.00
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4. If the Tenant fails to make any of the required payments in full and by the applicable deadline, the Tenant will start to owe interest. This will be simple interest calculated from the day following the breach at 4.00% annually on the balance outstanding.

January 30, 2026
Date Issued

Britney Sooknanan
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.