



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-095505-25

In the matter of: 1701, 129 WELLINGTON ST
BRANTFORD ON N3T5Z9

Between: Northview ONE Sub LP Landlord

And

Joel Maddison Tenants
Amanda Williams

Northview ONE Sub LP (the 'Landlord') applied for an order to terminate the tenancy and evict Joel Maddison and Amanda Williams (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on January 22, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlord's representative, Frannie Simms, and the Tenant, Amanda Williams, on behalf of the Tenants, were present.

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.

On consent, it is ordered that:

1. The Tenants shall pay to the Landlord **\$9,842.00**, which represents the arrears of rent (\$1,560.00) and costs (\$186.00) outstanding for the period ending January 31, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
February 20, 2026	\$650.00
March 20, 2026	\$650.00
April 20, 2026	\$1,500.00

May 20, 2026	\$1,500.00
June 20, 2026	\$1,500.00
July 20, 2026	\$1,500.00
August 20, 2026	\$1,500.00
September 20, 2026	\$1,042.00

3. The Tenants shall also pay the Landlord the rent in full, on or before the first day of each corresponding month for the months of February 2026 to September 2026, or until there are no arrears owing, whichever comes first.
4. If the Tenants fail 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 Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' 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

Sarah Visnovec

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.