



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-095348-25

In the matter of: UPPER, 354 WELLINGTON ST
SARNIA ON N7T1H6

Between: Jeffrey Wickens Landlord

And

Brandon Paradis Tenants
Marlene "Ruth" McIntock

Jeffrey Wickens (the 'Landlord') applied for an order to terminate the tenancy and evict Brandon Paradis and Marlene "Ruth" McIntock (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on January 27, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Kevin Kordahi.

The Landlord's Representative, Maria Sturino, and the Tenant, Brandon Paradis, on behalf of both Tenants, were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue 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 Landlord **\$9,586.00**, which represents the arrears of rent (\$9,400.00) plus costs (\$186.00) 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 of Payment	Payment Amount
February 19, 2026	\$2,500.00
February 28, 2026	\$1,000.00
March 5, 2026	\$1,000.00

March 16, 2026	\$1,400.00
April 16, 2026	\$1,400.00
May 16, 2026	\$1,400.00
June 16, 2026	\$886.00

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing on the first (1st) of each month, for the period from February 1, 2026, through to June 1, 2026, or until the arrears are paid in full, whichever date is earliest.
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.

February 5, 2026
Date Issued

 Kevin Kordahi
 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.