



Order under Section 206 Residential Tenancies Act, 2006

File Number: LTB-L-004182-26

In the matter of: 7, 253 7th St.
Hanover, ON N4N 1H1

Between: Alexander Trinh Landlords
Thi Thao Tran

And

Matthew Danielson Tenants
Spencer Danielson

Alexander Trinh and Thi Thao Tran (the 'Landlords') applied for an order to terminate the tenancy and evict Matthew Danielson and Spencer Danielson (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlords and the Tenants filed a written agreement with the LTB on January 28, 2026, to resolve the Landlords' application.

Determinations:

1. The agreement reached by the Landlords and the Tenants resolves the Landlords' application.
2. The agreement has been signed by the Landlords and the Tenants.
3. The agreement was filed with the LTB before the hearing for the Landlords' application.
4. **As a result of this order, no hearing will be held.**

Based on the parties' agreement, it is ordered that:

1. The Tenants shall pay the Landlords \$5,562.60, which includes:
 - o \$5,376.60 for arrears owing up to January 31, 2026; and
 - o \$186.00 for the fee paid by the Landlords for filing the application.
2. The Tenants shall pay the amount set out in paragraph 1 according to the following schedule:
 1. \$695.33 on or before February 15, 2026.
 2. \$695.33 on or before March 15, 2026.
 3. \$695.33 on or before April 15, 2026.

4. \$695.33 on or before May 15, 2026.
 5. \$695.32 on or before June 15, 2026.
 6. \$695.32 on or before July 15, 2026.
 7. \$695.32 on or before August 15, 2026.
 8. \$695.32 on or before September 15, 2026.
3. The Tenants shall also pay the Landlords the full rent on or before the first day of each month, for the period from February 2026 up to and including September 2026, or until all arrears in paragraph 1 have been paid, whichever is sooner.
 4. CONSEQUENCES OF BREACH: If the Tenants do not make any of the payments required in paragraphs 2 or 3 in full and on time:
 - a. The Landlords may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlords must make the application within 30 days of a breach of a condition set out in paragraph 2 or 3. This normally results in the LTB issuing an eviction order without a hearing being held.
- OR**
- b. The Landlords may ask the LTB to reopen the application no later than 30 days after the Tenants' breach. This will result in a hearing at the LTB.
 5. Either the Landlords or the Tenants can ask the LTB to reopen the application within 30 days from the date this order is issued if they believe the other party forced them to enter into the agreement, or if the other party deliberately made false or misleading misrepresentations that had a material effect on the agreement and the order issued.

February 2, 2026
Date Issued

Alicia Johnson
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.