



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-095146-25

In the matter of: 52 GRAND RIVER AVE
BRANTFORD ON N3T4W7

Between: Adam Seewald Landlord

And

Melissa Chandler Tenant

Adam Seewald (the 'Landlord') applied for an order to terminate the tenancy and evict Melissa Chandler (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on January 29, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord and the Tenant 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.

Agreed facts:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on December 6, 2025.
4. The parties agree that the Landlord shall waive the per diem rent starting December 1, 2025, up to and including December 6, 2025.
5. The lawful rent is \$2,099.94. It was due on the 1st day of each month.
6. The Tenant has not made any payments since the application was filed
7. The rent arrears owing to November 30, 2025, are \$9,499.70.

8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$1,950.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
10. Interest on the rent deposit, in the amount of \$212.79 is owing to the Tenant for the period from January 18, 2020, to December 6, 2025.
11. The parties agree that Melissa Chandler and "Melissa Chuback" are one and the same person, and that her lawful name is now "Melissa Chandler", and that the application shall be amended to reflect the lawful name.

On consent of the parties, it is ordered that:

1. The application shall be amended to reflect the Tenant's legal name which is "Melissa Chandler".
2. The tenancy between the Landlord and the Tenant is terminated as of December 6, 2025, the date the Tenant moved out of the rental unit.
3. The Landlord shall waive the per diem rent starting December 1, 2025, up to and including December 6, 2025.
4. The Tenant shall pay to the Landlord \$7,523.71. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
 - a) \$50.00 on or before the last day of each month, for the period beginning, January 30, 2026, up to and including June 30, 2038.
 - b) \$23.71 on or before July 31, 2038.
6. If the Tenant does not pay the Landlord the amount owing on or before the agreed upon dates as per this order, the Tenant will start to owe interest. The balance owing under paragraph 4 above, shall become payable to the Landlord on the day following the date of default. The monies owing shall bear interest at post-judgment interest rate determined under subsection 207(7) of the Act.

February 4, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$9,499.70
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,950.00
Less the amount of the interest on the last month's rent deposit	- \$211.99
Total amount owing to the Landlord	\$7,523.71