



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096300-25

In the matter of: 1201, 129 WELLINGTON ST
BRANTFORD ON N3T5Z9

Between: Northview ONE Sub LP Landlord

And

Madeline Benson Tenants
Patricia Belmonte
Zachary Hase

Northview ONE Sub LP (the 'Landlord') applied for an order to terminate the tenancy and evict Madeline Benson, Patricia Belmonte and Zachary Hase (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing on February 2, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlord's agent Jessica Kim, the Landlord's legal representative Kundai Govereh and the Tenant Madeline Benson, on behalf of the Tenants, participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The total arrears of rent owing up to February 28, 2026, including the application filing fee are \$10,742.36.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord **\$10,742.36** for arrears of rent up to February 28, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$1,200.00 payable on or before February 25, 2026.

- b) \$1,200.00 payable on or before March 25, 2026.
 - c) \$1,200.00 payable on or before April 25, 2026.
 - d) \$1,200.00 payable on or before May 25, 2026.
 - e) \$1,200.00 payable on or before June 25, 2026.
 - f) \$1,200.00 payable on or before July 25, 2026.
 - g) \$1,200.00 payable on or before August 25, 2026.
 - h) \$1,200.00 payable on or before September 25, 2026.
 - i) \$1,142.36 payable on or before October 25, 2026.
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **March 1, 2026**, through to and including **October 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 **February 28, 2026**.

February 6, 2026

Date Issued

Diego Fernandez-Stoll

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.