



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-092262-25

In the matter of: 7003 Wellington Road 124
Guelph ON N1H6J4

Between: Tram Tran
Hien Tran Landlords

And

Mike Moore
Issiak Hood Tenants

Tram Tran and Hien Tran (the 'Landlords') applied for an order to terminate the tenancy and evict Mike Moore and Issiak Hood (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on February 2, 2026.

Tram Tran was self-represented and attended on behalf of both Landlords.

Mike Moore was self-represented, attended on behalf of both Tenants and spoke with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The lawful monthly rent is \$1,550.00.
2. The total amount the Tenants owe to the Landlords is \$16,231.90 including arrears of rent (\$16,045.90) and costs (\$186.00) up to February 28, 2026.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlords \$16,231.90 which represents the arrears of rent (\$16,045.90) and costs (\$186.00) outstanding for the period ending February 28, 2026.
2. The Landlords' application for eviction of the Tenants is denied on the condition that:

- a. The Tenants shall make the following payments to the Landlords in respect of the monies owing under paragraph 1 of this order:

Date Payment Due	Amount of Payment
February 2, 2026	\$10,000.00
March 2, 2026	\$6,231.90

- b. The Tenants shall also pay the Landlords the rent for March in full, on or before March 1, 2026.
3. If the Tenants fail to make any of the payments in accordance with paragraph 2, and by the dates required, then:
- 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 of this order.
- b. The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

February 9, 2026
Date Issued

Angela McLaughlin
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.