



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-090642-25

In the matter of: 2 RANDALL RD
CAMBRIDGE ON N3C1R9

Between: Michael Smith Landlords
Susan smith

And

Katarina Penrith Tenants
Dustin Hunt Aguiar

Michael Smith and Susan smith (the 'Landlords') applied for an order to terminate the tenancy and evict Katarina Penrith and Dustin Hunt Aguiar (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 Landlords Michael Smith and Susan Smith and the Tenants Katarina Penrith and Dustin Hunt Aguiar, 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, are \$4,800.00
2. The Landlords will waive the \$186.00 application filing fee.
3. The current monthly rent is \$2,850.00 and is payable on the 1st day of the month.
4. The Tenants agree to pay the Landlords \$3,317.00 representing the arrears of the Tenants' utilities in the amount of \$2,915.00 and \$402.00 for a by-law infraction incurred by the Landlords.
5. The Tenants will make monthly payments towards the arrears of utilities and the by-law infraction as follows:
 - a. Starting February 20, 2026, and continuing on the 20th of each month thereafter through to and including June 20, 2026, the Tenants will make equal monthly payments of \$552.00
 - b. The Tenants will then make a final payment of \$557.00 on July 20, 2026.

It is ordered on consent that:

1. The Tenants shall pay to the Landlords \$4,800.00 for arrears of rent up to February 28, 2026, and costs.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$800.00 payable on or before February 20, 2026
 - b) \$800.00 payable on or before March 20, 2026
 - c) \$800.00 payable on or before April 20, 2026
 - d) \$800.00 payable on or before May 20, 2026
 - e) \$800.00 payable on or before June 20, 2026
 - f) \$800.00 payable on or before July 20, 2026
3. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period **March 1, 2026**, through to and including **July 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 9, 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.