



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-098435-25

In the matter of: Apt 9, 6-16 Gore Street
Perth ON K7H 1H5

Between: Andrew Martin Landlord

And

Brent Closs Tenant

Andrew Martin (the 'Landlord') applied for an order to terminate the tenancy and evict Brent Closs (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled for a merits hearing, via video conference, on February 4, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenant attended, was supported by Nicholas Dobbie, and declined the opportunity to consult with Tenant Duty Counsel prior to mediation. The Landlord also participated.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

Agreed Facts:

- a. Commencing May 1, 2025, the lawful monthly rent is \$820.00.
- b. Arrears and rent payments to the Landlord shall be paid via e-transfer to waystone@canaqua.ca.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$2 786.00, representing the rent arrears up to and including February 28, 2026 and the \$186.00 application filing fee. This amount owing is *not* inclusive of the Above Guideline Increase (AGI) as this AGI application has not been heard yet.

2. The Tenant shall pay the amount owing as per paragraph 1 above, and the monthly rent as it comes due as follows:

Date payment to be made	Amount to be paid	Payment to be applied to:
February 20, 2026	\$820.00	Arrears
March 1, 2026	Monthly rent	Monthly rent
March 20, 2026	\$164.00	Arrears
April 1, 2026	Monthly rent	Monthly rent
April 20, 2026	\$164.00	Arrears
May 1, 2026	Monthly rent	Monthly rent
May 20, 2026	\$164.00	Arrears
June 1, 2026	Monthly rent	Monthly rent
June 20, 2026	\$164.00	Arrears
July 1, 2026	Monthly rent	Monthly rent
July 20, 2026	\$164.00	Arrears
August 1, 2026	Monthly rent	Monthly rent
August 20, 2026	\$164.00	Arrears
September 1, 2026	Monthly rent	Monthly rent
September 20, 2026	\$164.00	Arrears
October 1, 2026	Monthly rent	Monthly rent
October 20, 2026	\$164.00	Arrears
November 1, 2026	Monthly rent	Monthly rent
November 20, 2026	\$164.00	Arrears
December 1, 2026	Monthly rent	Monthly rent
December 20, 2026	\$164.00	Arrears
January 1, 2027	Monthly rent	Monthly rent
January 20, 2027	\$164.00	Arrears and application filing fee
February 1, 2027	Monthly rent	Monthly rent
February 20, 2027	\$162.00	Application filing fee

3. If the Tenant fails 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 Tenant to the Landlord pursuant to this Order shall become immediately due and owing and the Landlord may, without notice to the Tenant apply to the Board pursuant to Section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after February 28, 2026.

February 11, 2026
Date Issued

 Susan Parsons
 Hearings Officer, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.