



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

File Number: LTB-L-001713-26

In the matter of: 3741 ELM TREE ROAD
KIRKFIELD ON K0M2B0

Between: ALAN WEBSTER Landlord

And

CHARLES GAMBLE Tenants
KIMBERLY GAMBLE

ALAN WEBSTER (the 'Landlord') applied for an order to terminate the tenancy and evict CHARLES GAMBLE and KIMBERLY GAMBLE (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on February 3, 2026. The Landlord, the Landlord's legal representatives, Christina Nastas, the Tenants and the Tenants' legal representative, Nadine Little attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$1,419.00. It is due on the 1st day of each month.
2. The Tenants will make the payments to the Landlord via e-transfer to the Landlord's legal representative's email address at christinanastas@rogers.com

On consent it is ordered that:

1. The Tenants shall pay to the Landlord \$4,458.00 which represents arrears of rent (\$4,257.00) plus the application filing fee (\$201.00) for the period ending February 28, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
February 3, 2026	\$3,000.00
February 10, 2026	\$1,458.00

3. If the Tenants fail to make any one of the payments in accordance with paragraphs 1 and 2 of this order, 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 *Residential Tenancies Act, 2006* (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 10, 2026
Date Issued

Floredana Ungureanu
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.