



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-100156-25

In the matter of: 122 SENAY CIR
COURTICE ON L1E0G9

Between: Damian Amole Landlord

And

Brett Cooper Tenants
Kelly Mchenry

Damian Amole (the 'Landlord') applied for an order to terminate the tenancy and evict Brett Cooper and Kelly Mchenry (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on February 5, 2026.

The Landlord and the Tenant, Brett Cooper, were present.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the application. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$8,486.00. This amount represents \$8,300.00 for arrears of rent up to February 9, 2026, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$500.00 on or before the 25th day of each month commencing February 25, 2026, and for the next 3 months up to and including April 25, 2026; and
 - \$6,986.00 on or before April 30, 2026, for the balance of arrears owing.
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 February 10, 2026, to April 10, 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 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 *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 18, 2026
Date Issued

Eno Ubia
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.