



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-000374-26

In the matter of: MAIN FLOOR, 474 ARNDON AVE
PETERBOROUGH ON K9J4A8

Between: David Judson Landlords
Robert Bell

And

Fiona Newman Tenants
Taylor Bradley

David Judson and Robert Bell (the 'Landlord') applied for an order to terminate the tenancy and evict Fiona Newman and Taylor Bradley (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenant's rent.

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on February 11, 2026.

Landlord Legal Representative Taff Butters and the Tenants attended the hearing. The Tenants consulted duty counsel.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants shall pay the Landlords the monthly rent in full and on or before the first day of each month for 12-months starting March 1, 2026, to February 1, 2027.
3. If the Tenants fail to comply with the conditions set out in paragraph 2 of this order, 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. The Landlords must make

the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

4. The Landlords waive the \$186.00 cost of filing the application provided the Tenants pay the rent in full and on time per this agreement.

February 17, 2026
Date Issued

Melinda Jamieson
Hearing 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.