



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

File Number: LTB-L-100956-25

In the matter of: 30 BAKER LANE
PARIS ON N3L0J7

Between: Vipul Kiritkumar Dave Landlords
Dipti Vipul Dave

And

Matthew Gerrard Tenants
Josee Borges

Vipul Kiritkumar Dave and Dipti Vipul Dave (the 'Landlords') applied for an order to terminate the tenancy and evict Matthew Gerrard and Josee Borges (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on February 10, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlords' Agent, and the Tenant, Matthew Gerrard, on behalf of both Tenants were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlords \$15,486.00. This amount represents \$15,300.00 for arrears of rent up to February 28, 2026, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - a) The Tenants shall pay \$1,000.00 towards arrears of rent on or before the first day of each month, beginning April 1, 2026, up to and including June 1, 2027.
 - b) The Tenants shall also pay the remaining balance of \$486.00 on or before July 1, 2027.
3. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing on the first of each month from March 1, 2026, to July 1, 2027, 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 18, 2026

Date Issued

Maryam Cooper

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.