



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

File Number: LTB-L-094523-25

In the matter of: Unit 1/Upper, 242 DALHOUSIE ST
BRANTFORD ON N3S3T9

Between: Sanvido John Landlord

And

Jessica Patrick Tenants
William Bart

Sanvido John (the 'Landlord') applied for an order to terminate the tenancy and evict Jessica Patrick and William Bart (the 'Tenants') because the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant; and because the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has wilfully or negligently caused damage to the premises

Mediation was held on February 10, 2026. The following parties participated in the mediation: The Landlord's representative, Samantha Lee, and the Tenant, Jessica Patrick.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord the sum of \$431.00 which represents the reasonable out-of-pocket expenses the Landlord has incurred or will incur as a result of damage in the rental unit (\$245.00) plus the application filing fee (\$186.00)
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
March 1, 2026	\$ 71.00
April 1, 2026	\$ 60.00
May 1, 2026	\$ 60.00
June 1, 2026	\$ 60.00
July 1, 2026	\$ 60.00
August 1, 2026	\$ 60.00
September 1, 2026	\$ 60.00

3. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order, shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006. The Landlord has the right to collect the balance outstanding under this Order.

February 17, 2026

Date Issued

Ryan Gacnik

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.