



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-105735-25

In the matter of: Unit 2, 3385 PETER ST
WINDSOR ON N9C1J2

Between: Amandeep Pannu Landlord

And

Jarvis Wayne Tenant

Amandeep Pannu (the 'Landlord') applied for an order to terminate the tenancy and evict Jarvis Wayne (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1); and
- the Tenant has been persistently late in paying the Tenant's rent (L2).

Prior to the videoconference hearing on February 12, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Muhammad Malik, the Landlord Agent, Abhi Mithani, the Tenant's support person, Diane Middleton, and the Tenant participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. The current lawful rent is \$510.50 and it is due on the first of the month.
- B. The Tenant will communicate with the Landlord regarding any issue related the tenancy via email.
- C. The Tenant sought legal assistance from Legal Assistance of Windsor regarding this matter prior to the mediation.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2286.00 which represents arrears of rent up to February 28, 2026 and the filing fee.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$325.00	On or before the 15th day of each month for 6 months from <u>March 15, 2026 to August 15, 2026</u>
\$336.00	On or before September 15, 2026

3. The Tenant **shall also** pay to the Landlord new rent on time and in full as it comes due and owing for the period March 1, 2026 to September 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after February 28, 2026.
5. The Tenant **shall also** pay to the Landlord rent in full and on or before the first day of the month, for a period of **17 months** from **October 1, 2026 until and including February 1, 2028**.
6. If the Tenant fails to comply with the conditions set out in paragraph 5 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
7. This Order settles all matters arising from this tenancy to February 12, 2026 and neither party will file any other application, action, claim or commence any proceedings against the other party related to this tenancy in any court of competent jurisdiction.

February 18, 2026
Date Issued

 Monica Dairo
 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.