



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-102569-25

In the matter of: 304, 875 WONDERLAND RD S
LONDON ON N6K3N1

Between: Wonderland Towers Landlord

And

Brad Kett Tenants
George Kett

Wonderland Towers (the 'Landlord') applied for an order to terminate the tenancy and evict Brad Kett and George Kett (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on February 12, 2026. The Landlord's legal representative Nicole Ruby and the Tenant Brad Kett attended the hearing. Tenant Brad Kett confirmed that he had authorization to act on behalf of Tenant George Kett.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$2,685.34 which represents arrears of rent (\$2,499.34) plus the application filing fee (\$186.00) for the period ending February 28, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - Payments of \$268.00 on or before the 20th day of each month starting on March 20, 2026 and continuing each month until November 20, 2026; and
 - a final payment of \$273.34 on or before December 20, 2026.
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 March 1, 2026 to December 1, 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 paragraph 1 of 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 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 20, 2026

Date Issued

Sandra Sabourin

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.