



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-100509-25

In the matter of: B7, 240 ORMOND DR
OSHAWA ON L1G 6T5

Between: 240 Ormond LP

Landlord

And

Samantha Elizabeth Dicks
Leonard Adam Winn
Jordan Anderson

Tenants

240 Ormond LP (the 'Landlord') filed an L9 application for an order requiring Samantha Elizabeth Dicks, Leonard Adam Winn and Jordan Anderson (the 'Tenants') to pay the rent that the Tenants owe.

A hearing took place at the Landlord and Tenant Board on February 10, 2026 via video teleconference on VC line 107. The Landlord's Legal Representative Sam Ursino attended. The Tenants Samantha Elizabeth Dicks and Leonard Adam Winn attended and were self-represented. Jordan Anderson the other Tenant in this matter was not in attendance, however both Samantha Elizabeth Dicks and Leonard Adam Winn confirmed that they had authority to reach an agreement on behalf of Jordan Anderson.

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 consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The total sum of arrears owing up to and including November 30, 2025 the date of termination, as of today's date of February 10, 2026 is \$12,918.11. This represents \$15,607.00 for arrears, plus the application filing fee of \$186.00, plus \$180.00 for NSF charges, less \$2,920.00 for the last month's rent deposit, and less \$134.89 for interest owing on the last month's rent deposit (\$15,607.00 arrears + \$186.00 filing fee + \$180.00 NSF charges - \$2,920.00 last month's rent deposit - \$134.89 interest owing on last month's rent deposit = \$12,918.11).

2. The Tenants shall pay the total sum of arrears of \$12,918.11 as noted in paragraph 1 according to the date and amount of each payment as follows:
 - a) On or before March 1, 2026 and on or before the 1st (first) day of each consecutive month thereafter for the next 15 months (16 months total including the start date) up to and including June 1, 2027 the amount of \$800.00 per month towards the arrears.
 - b) On or before July 1, 2027 the remaining outstanding balance of arrears in the amount of \$118.11.
3. If the Tenants default on any one of the payments noted in paragraph 2 above, then at the time of default any outstanding balances shall become immediately due and payable and simple interest will begin to accrue on any balances owing pursuant to the Courts of Justice Act.

February 20, 2026
Date Issued

Chris Jackson
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.