



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

File Number: LTB-L-101773-25

In the matter of: 524 QUAKER ROAD
CITY OF WELLAND ON L3C3G9

Between: Daniel Covello Landlord

And

Steve Brooker Tenants
Renee Newman

Daniel Covello (the 'Landlord') applied for an order to terminate the tenancy and evict Steve Brooker and Renee Newman (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 10, 2026.

The Landlord and the Tenants' Representative, Jessica Travers, attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$9,786.00 for arrears of rent up to February 28, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment Due Date	Payment Amount
Monthly payments due on or before the last day of each month, beginning: March 31, 2026, through May 31, 2027	\$611.62
Final payment due on or before June 30, 2027	\$611.70

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 2026 to June 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 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 24, 2026

Date Issued

Dawn Carr

Member, 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.