



**Order under Subsection 74(2)
Residential Tenancies Act, 2006**

File Number: LTB-L-100428-25

In the matter of: 105, 25 ORCHARD ST
LONDON ON N6J 2R4

Between: 25 ORCHARD APARTMENTS LTD. Landlord

And

Philip Hunt Tenant
Graham Hunt

25 ORCHARD APARTMENTS LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict Philip Hunt and Graham Hunt (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on February 17, 2026.

The Landlord's Representative, Amy McCue and the Tenant, Philip Hunt attended the hearing. The Tenant present confirmed he had the authority to consent on behalf of the Tenant, Graham Hunt who was not present at the hearing. The parties agreed to participate in mediation. 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 the parties understood the terms and consequences of their consent.

Agreed Facts:

1. During the mediation the parties agreed, the Tenant has reached a zero balance for rent arrears and costs.

On consent it is ordered that:

1. The Tenant paid all the rent that was in arrears and all additional rent that would have been due under the tenancy agreement for the period ending February 28, 2026, and the filing fee.
2. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.

February 19, 2026
Date Issued

Tanya Speedie
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.