



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

File Number: LTB-L-103990-25

In the matter of: 35, 477 DEAN AVE
OSHAWA ON L1H3E4

Between: DEAN AVENUE RESIDENCES INC Landlord

And

NICOLE FRANCIS Tenants
DAVID MCDERMOTT

DEAN AVENUE RESIDENCES INC (the 'Landlord') applied for an order to terminate the tenancy and evict NICOLE FRANCIS and DAVID MCDERMOTT (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on February 18, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord Representative, Olympia Nancy, and the Tenant, Nicole Francis (representing both Tenants) participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$2,665.00. It is due on the 1st day of each month.
3. The Tenants have paid \$4,815.00 to the Landlord since the application was filed.
4. The rent arrears owing to February 28, 2026, are \$5,845.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. Accordingly, the total amount the Tenants owe the Landlord is \$6,031.00.

It is ordered on consent that:

1. On or before March 1, 2026, the Tenants shall pay to the Landlord \$6,031.00 for arrears of rent up to February 28, 2026, and costs.
2. The Tenants shall also pay to the Landlord new rent for March 2026 by March 1, 2026, or until the arrears are paid in full, whichever date is earliest.
3. 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 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

Rachael Kukoyi
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.