



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-075422-25

In the matter of: 112 Dennis Drive
Smithville ON L8E2K4

Between: Joseph Melfi Landlord

And

Whitney McIntyre Tenants
Jessey Page-Bryan

Joseph Melfi (the 'Landlord') applied for an order to terminate the tenancy and evict Whitney McIntyre and Jessey Page-Bryan (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 17, 2026. The Landlord and the Tenant, Whitney McIntyre, who attended on behalf of both Tenants, 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 **\$15,091.00** 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:
 - a) The Tenants shall pay \$300.00 towards the arrears on or before the 20th day of each month, beginning March 20, 2026, up to and including April 20, 2030. *See Schedule A, attached.
 - b) The Tenants shall pay the final balance of \$91.00 on or before May 20, 2030.
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 May 1, 2030, 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 23, 2026

Date Issued

Jane Dean

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.

SCHEDULE A

Date payment is to be made on or before	Amount to be paid towards arrears	Outstanding Balance
balance owing		\$15,091.00
March 20, 2026	\$300.00	\$14,791.00
April 20, 2026	\$300.00	\$14,491.00
May 20, 2026	\$300.00	\$14,191.00
June 20, 2026	\$300.00	\$13,891.00
July 20, 2026	\$300.00	\$13,591.00
August 20, 2026	\$300.00	\$13,291.00
September 20, 2026	\$300.00	\$12,991.00
October 20, 2026	\$300.00	\$12,691.00
November 20, 2026	\$300.00	\$12,391.00
December 20, 2026	\$300.00	\$12,091.00
January 20, 2027	\$300.00	\$11,791.00
February 20, 2027	\$300.00	\$11,491.00
March 20, 2027	\$300.00	\$11,191.00
April 20, 2027	\$300.00	\$10,891.00
May 20, 2027	\$300.00	\$10,591.00
June 20, 2027	\$300.00	\$10,291.00
July 20, 2027	\$300.00	\$9,991.00
August 20, 2027	\$300.00	\$9,691.00
September 20, 2027	\$300.00	\$9,391.00
October 20, 2027	\$300.00	\$9,091.00
November 20, 2027	\$300.00	\$8,791.00
December 20, 2027	\$300.00	\$8,491.00
January 20, 2028	\$300.00	\$8,191.00
February 20, 2028	\$300.00	\$7,891.00
March 20, 2028	\$300.00	\$7,591.00
April 20, 2028	\$300.00	\$7,291.00
May 20, 2028	\$300.00	\$6,991.00
June 20, 2028	\$300.00	\$6,691.00
July 20, 2028	\$300.00	\$6,391.00
August 20, 2028	\$300.00	\$6,091.00
September 20, 2028	\$300.00	\$5,791.00
October 20, 2028	\$300.00	\$5,491.00
November 20, 2028	\$300.00	\$5,191.00
December 20, 2028	\$300.00	\$4,891.00
January 20, 2029	\$300.00	\$4,591.00
February 20, 2029	\$300.00	\$4,291.00

March 20, 2029	\$300.00	\$3,991.00
April 20, 2029	\$300.00	\$3,691.00
May 20, 2029	\$300.00	\$3,391.00
June 20, 2029	\$300.00	\$3,091.00
July 20, 2029	\$300.00	\$2,791.00
August 20, 2029	\$300.00	\$2,491.00
September 20, 2029	\$300.00	\$2,191.00
October 20, 2029	\$300.00	\$1,891.00
November 20, 2029	\$300.00	\$1,591.00
December 20, 2029	\$300.00	\$1,291.00
January 20, 2030	\$300.00	\$991.00
February 20, 2030	\$300.00	\$691.00
March 20, 2030	\$300.00	\$391.00
April 20, 2030	\$300.00	\$91.00
May 20, 2030	\$91.00	\$0.00