



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-100998-25

In the matter of: LOWER, 424 PARK RD N
OSHAWA ON L1J 4M5

Between: Rob Chin Fook Landlord

And

CHRISTINE DIDYCZ Tenant
LIAM EDWARDS
ETHAN EDWARDS

Rob Chin Fook (the 'Landlord') applied for an order to terminate the tenancy and evict CHRISTINE DIDYCZ, LIAM EDWARDS and ETHAN EDWARDS (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's Representative, Amy McCue and the Tenant, Christine Didycz attended the hearing. The Tenant present advised the other Tenants listed on the application are minors.

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.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$8,021.00 for arrears of rent up to February 28, 2026, and this includes the Landlord's filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) On or before February 18, 2026, \$2,000.00.
 - b) Commencing March 2026, on or before every 20th and 29th day of the month, up to and including the exception of February 28, 2027, \$250.00.
 - c) On or before March 20, 2027, \$21.00.

Date	Payment	Remaining Arrears
Mar 20, 2026	\$250.00	\$5,771.00
Mar 29, 2026	\$250.00	\$5,521.00
Apr 20, 2026	\$250.00	\$5,271.00
Apr 29, 2026	\$250.00	\$5,021.00
May 20, 2026	\$250.00	\$4,771.00
May 29, 2026	\$250.00	\$4,521.00
Jun 20, 2026	\$250.00	\$4,271.00
Jun 29, 2026	\$250.00	\$4,021.00
Jul 20, 2026	\$250.00	\$3,771.00
Jul 29, 2026	\$250.00	\$3,521.00
Aug 20, 2026	\$250.00	\$3,271.00
Aug 29, 2026	\$250.00	\$3,021.00
Sep 20, 2026	\$250.00	\$2,771.00
Sep 29, 2026	\$250.00	\$2,521.00
Oct 20, 2026	\$250.00	\$2,271.00
Oct 29, 2026	\$250.00	\$2,021.00
Nov 20, 2026	\$250.00	\$1,771.00
Nov 29, 2026	\$250.00	\$1,521.00
Dec 20, 2026	\$250.00	\$1,271.00
Dec 29, 2026	\$250.00	\$1,021.00
Jan 20, 2027	\$250.00	\$771.00
Jan 29, 2027	\$250.00	\$521.00
Feb 20, 2027	\$250.00	\$271.00
Feb 28, 2027	\$250.00	\$21.00
Mar 20, 2027	\$21.00	\$0.00

3. The Tenant 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 March 31, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after February 28, 2026.

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.