



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

File Number: LTB-L-104240-25

In the matter of: 5, 615 LAKESHORE DR
NORTH BAY ON P1A2E7

Between: Bayland Property Management Landlord

And

Breanna Hart Tenant
Michael Natera Gomez

Bayland Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Breanna Hart and Michael Natera Gomez (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 18, 2026. The Landlord's agent, Miles MacMillan, and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Hudson.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

The Parties Agree that:

1. The Tenant owed \$4,873.23 for the period ending February 28, 2026, which included arrears (\$4,687.23) plus the filing fee (\$186.00).
2. Prior to the hearing the Tenant paid all the rent that was in arrears, including the filing fee and all additional rent that would have been due under the tenancy agreement for the period ending February 28, 2026. This payment was made in Trust to the Landlord and Tenant Board (LTB).
3. Payment confirmation was received from the finance group of the LTB by way of an email to Dispute Resolution Officer on the date of the hearing.

It is ordered on consent that:

1. The \$4,873.23 that was paid in Trust of The Landlord and Tenant Board by the Tenants, shall be paid out to the Landlord.
2. The Landlord's application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.

February 20, 2026

Date Issued

Sonja Hudson

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.