



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-082285-25

In the matter of: 1, 637 THIRD AVE
PEMBROKE ON K8A5H2

Between: Drew Seifert Landlord

And

Matthew Nielson Tenants
Penny Nielson
Martha Darlene Nielson

Drew Seifert (the 'Landlord') applied for an order to terminate the tenancy and evict Matthew Nielson, Penny Nielson and Martha Darlene Nielson (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 19, 2026. The Landlord's Agent, Chrissie McMillan, and the Tenant, Penny Neilson, attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the terms of the consent and the consequences of those terms.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$1,641.00 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:
 - i. \$990.00 on or before February 28, 2026; and
 - ii. \$651.00 on or before April 1, 2026.
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 April 1, 2026, 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 25, 2026

Date Issued

Rachel Gibbons

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.