



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-104408-25

In the matter of: 12 MOCKINGBIRD LANE
STONEY CREEK ON L8E0K7

Between: Solutions Property Management

Landlord

And

Ashley Cowan
Donovan Martin

Tenants

Solutions Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Ashley Cowan and Donovan Martin (the 'Tenants') because the Tenants has been persistently late in paying the Tenants' rent.

Solutions Property Management (the 'Landlord') also applied for an order requiring Ashley Cowan and Donovan Martin (the 'Tenants') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

The parties attended a hearing on January 27, 2026, by video conference, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord's Agents, Palak Pandya, Ashlee Zandona and the Tenants were present. 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 that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Tenants shall pay to the Landlord \$983.42 for the unpaid water bill and the cost of the filing of the application.
2. The Landlord will mail a letter to the Tenants informing them that Solutions Property Management will be managing the rental unit and to pay the lawful monthly rent to Solutions Property Management by e-transfer.
3. The Landlord will provide the Tenants the water bill upon receipt within 48 hours.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meets the conditions set out below.
2. The Tenants shall pay to the Landlord \$983.42 for the unpaid water bill and costs.
3. The Tenants shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$81.96	On or before the 15 th day of each month for 12 months from March 2026 to February 2027

4. The Tenants shall also pay the lawful monthly rent in full and on the first day of each month for the period March 2026 to February 2027.
5. If the Tenants fail to comply with the conditions set out in this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

February 25, 2026
Date Issued

Roxanne Theriault
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.

