



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-057661-25

In the matter of: C, Site 40 Comp 18
Cochrane ON P0N1J0

Between: Samantha S. Mills Tenants
Schyler J. Mills

And

Jeff Bread Landlord

Samantha S. Mills and Schyler J. Mills (the 'Tenants') applied for an order determining that Jeff Bread (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006*, or failed to comply with health, safety, housing or maintenance standards.

An Adjudicative Case Conference ('ACC') was held by videoconference on February 19, 2026

The Tenants and the Landlord attended the ACC.

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

Agreed Facts:

1. The tenancy was terminated on September 13, 2025.
2. The parties agreed that the Landlord shall pay the Tenants the required amounts in accordance with this order by *e-transfer* by sending the payments to armygirl1212003@gmail.com.
3. The parties agreed that this order resolves any and all issues and claims between the parties, regarding and in relation to the tenancy, up to September 13, 2025.

It is ordered on consent that :

1. The tenancy between the Landlord and the Tenants is terminated as of September 13, 2025; the date the Tenants moved out of the rental unit.
2. On or before March 19, 2026, the Landlord shall pay the Tenants the total amount of \$1,000.00.

3. If the Landlord does not pay the Tenants the full amount owing by March 19, 2026, the Landlord will owe interest. This will be simple interest calculated from March 20, 2026, at 4.00% annually on the balance outstanding.

February 23, 2026
Date Issued

Alexandre Traboulsi
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.