



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-104982-25

In the matter of: Unit 2 (B), 56 FRONT ST S
ORILLIA ON L3V4S3

Between: Mandy Branham Landlord

And

Brandon Taylor Tenant

Mandy Branham (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Brandon Taylor (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on February 24, 2026. The Landlord was present and self-represented. The Tenant attended and was self-represented. The Tenant spoke with Duty Counsel prior to the hearing.

The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. The current lawful monthly rent is \$1,550.00.
- b. The rent is due on the 1st of each month.
- c. The Tenant will make payments toward March 2026 rent on March 10 and 24, 2026 that total \$800.00. The balance of March 2026 rent of \$750.00 will be added to the arrears owing and will be paid through the payment plan outlined below in this order.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,161.00. This amount represents \$2,975.00 for arrears of rent up to February 28, 2026, and the \$186.00 application filing fee (costs).
2. The Tenant shall pay to the Landlord:
 - \$400.00 on or before March 10, 2026, toward March 2026 rent; and
 - \$400.00 on or before March 24, 2026, toward March 2026 rent.

3. The balance of March 2026 rent of \$750.00 will be included in the payment plan in paragraph 4 below.
4. The Tenant shall pay to the Landlord the amount set out in paragraph 1 and 3 in accordance with the following schedule:

Date of Payment	Payment Amount
April 20, 2026	\$200.00
May 20, 2026	\$200.00
June 20, 2026	\$200.00
July 20, 2026	\$200.00
August 20, 2026	\$200.00
September 20, 2026	\$200.00
October 20, 2026	\$200.00
November 20, 2026	\$200.00
December 20, 2026	\$200.00
January 20, 2027	\$200.00
February 20, 2027	\$200.00
March 20, 2027	\$200.00
April 20, 2027	\$200.00
May 20, 2027	\$200.00
June 20, 2027	\$200.00
July 20, 2027	\$200.00
August 20, 2027	\$200.00
September 20, 2027	\$200.00
October 20, 2027	\$200.00
November 20, 2027	\$111.00

5. The Tenant shall also pay to the Landlord the lawful monthly rent on or before the 1st day of each month starting April 2026 through to and including November 2027, or until the arrears are paid in full, whichever date is earliest.
6. If the Tenant fails to make any 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.

March 2, 2026
Date Issued

Joanne Lolato
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.