



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

**File Number:** LTB-L-104720-25

**In the matter of:** 604, 85 BLOOR ST W  
OSHAWA ON L1J6G8

**Between:** 2855101 Ontario Inc. Landlord

**And**

Heather Olan Tenants  
Donald Kenneth Olan

2855101 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Heather Olan and Donald Kenneth Olan (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on February 23, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord's Representative, Anome Mehrabian, and the Tenants, were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

**It is ordered on consent that:**

1. The Tenants shall pay to the Landlord \$1,646.64 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:
  - a) \$100.00 in full on or before the first day of each month beginning March 1, 2026, up to and including June 1, 2027; and
  - b) \$46.64 in full on or before July 1, 2027.
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 July 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fails 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 27, 2026**  
**Date Issued**

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Christine Leitch  
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.