



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

File Number: LTB-L-102754-25

In the matter of: D, 26 GORDON ST
GUELPH ON N1H4G7

Between: Bedford Properties & Estates Ltd. Landlord

And

Donald Helps Tenant

Bedford Properties & Estates Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Donald Helps (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on February 26, 2026. The Landlord's legal representative, Sara Ginman and the Tenant attended the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. 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.

Agreed Facts:

1. The Tenant paid all arrears of rent owing for the period ending February 28, 2026, prior to the hearing.
2. The only amount outstanding is the Landlord's cost of filing the application (\$186.00).

On consent it is ordered that:

1. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 on or before March 12, 2026.
3. If the Tenant fails to make the payment in accordance with paragraphs 1 and 2 in full and on time, the Tenant will start to owe interest. This will be simple interest calculated from

March 13, 2026 at 4.00% annually on the balance outstanding.

March 3, 2026
Date Issued

Floredana Ungureanu
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.