



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

File Number: LTB-L-097602-25

In the matter of: 8 BRIDLE PATH
LONDON ON N5Y2H2

Between: KIPPS LANE PROPERTY MANAGMENT Landlord
INC.

And

FRANK VALENTI Tenants
AUNDREA SUMMERS
DAWN SUMMERS

KIPPS LANE PROPERTY MANAGMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict FRANK VALENTI, AUNDREA SUMMERS and DAWN SUMMERS (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing on February 2, 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 Agent, Sarah Labadie and the Tenant, Aundrea Summers on behalf of all 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.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$7,906.00 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:

AMOUNT DUE	DUE DATE
\$658.83	On or before the 20 th day of each month for 12 months from February 2026 to January 2027

3. 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 January 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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.

March 9, 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.