



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

File Number: LTB-L-106684-25

In the matter of: 152 Colborne Street
Chatham ON N7M3L9

Between: Thomas Peter Touzin Landlords
Marisa McLaughlin

And

Melanie Grabec Tenant

Thomas Peter Touzin and Marisa McLaughlin (the 'Landlords') applied for an order to terminate the tenancy and evict Melanie Grabec (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on March 5, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlords and the Tenant 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 agreed that:

The parties agreed that Tenant has been paying the lawful rent biweekly. The Landlords agreed to continue with the same method for the duration of the payment plan. The Tenant must pay the Landlords \$787.50 on or before the 1st day of the month, and \$787. 50 to be paid on or before the 15th day of each month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlords \$5,586.00 for arrears of rent up to March 31, 2026, and costs.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
On or before March 20, 2026	\$787.50
On or before April 20, 2026	\$787.50
On or before April 28, 2026	\$1,575.00
On or before May 20, 2026	\$787.50
On or before June 20, 2026	\$787.50
On or before July 20, 2026	\$675.00
On or before July 20, 2026	\$186.00

3. The Tenant shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period April 2026, to July 2026, or until the arrears are paid in full, whichever date is earliest. The lawful rent must be paid on the 1st and 15th day of each month. (\$787.50 on or before the 1st and \$787.50 on or before the 15th day of each month)
4. If the Tenant 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 Tenant to the Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 March 31, 2026.

March 10, 2026
Date Issued

 Maryam Cooper
 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.