



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

File Number: LTB-L-107003-25

In the matter of: Main, 8 VAIL MEADOWS CRES
BOWMANVILLE ON L1C4T1

Between: Maria Velsin Anton Benedict Landlords
Anton Benedict

And

Joshua Phillips Tenant

Maria Velsin Anton Benedict and Anton Benedict (the 'Landlords') applied for an order to terminate the tenancy and evict Joshua Phillips (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 2, 2026.

The Landlord, Anton Benedict, the Landlords' Legal Representatives, Parastoo Naderi and Thirunavukaras Patchamuttu, and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$15,686.00 for arrears of rent up to March 31, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment Due Date	Payment Amount
On or before the 15 th day of the month, for the period April 15, 2026 to March 15, 2027 (12 months)	\$1300.00/month
On or before April 15, 2027	\$86.00

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 1, 2026 to April 1, 2027, or until the arrears are paid in full, whichever date is earliest.

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

Curtis Smith
Member, 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.