



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

File Number: LTB-L-101415-25

In the matter of: 6 EPSOM DOWNS DR
BRAMPTON ON L6T1Y8

Between: Jacob Kottadiel Landlords
Annie Kottadiel

And

John Lambe Tenants
Madison Lambe
Amanda Lambe

Jacob Kottadiel and Annie Kottadiel (the 'Landlords') applied for an order to terminate the tenancy and evict John Lambe, Madison Lambe and Amanda Lambe (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe and because the Tenants have been persistently late in paying the Tenants' rent.

The parties attended a hearing on February 9, 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 Landlords' Legal Representative, Sarah Murtadha and the 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 Landlords \$2,186.00 for arrears of rent up to February 28, 2026, and costs.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$361.00	On or before February 16, 2026
\$365.00	On or before the 16 th day of each month for 5 months from March 2026 to July 2026

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 February 2027.
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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 11, 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.