



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

File Number: LTB-L-104731-25

In the matter of: 25 CORNELIA ST W
SMITHS FALLS ON K7A1T6

Between: Kendra Begley Landlord

And

June Forsyth Tenants
Sherman Gordon

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Kendra Begley (the 'Landlord') applied for an order to terminate the tenancy and evict June Forsyth and Sherman Gordon (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on March 3, 2026, by video conference. The Landlord and the Landlord's Legal Representative, Arashdeep Grewal, attended accompanied by both Tenants and their Legal Representative, James Kafieh.

The parties reached a consent agreement and requested that Dispute Resolution Officer (DRO) Felicia Puscalau assist in finalizing the terms and issuing an Order on consent to resolve all matters raised in the application. After reviewing the terms of the agreement with the parties, I am satisfied that they fully understand the agreement and the consequences of providing their consent.

The parties agreed to the following:

1. The Landlord shall arrange for the trimming of the branches located on the Landlord's side of the property line on or before April 30, 2026.
2. The Landlord shall secure the existing fence and complete any outstanding fencing work on or before May 31, 2026.
3. The total rent arrears owed by the Tenant to the end of February 2026 are \$3,946.00, which includes the \$186.00 application filing fee; however, the Landlord is providing the Tenant with a one-time rent arrears abatement of \$1,000.00, reducing the total rent arrears owing to **\$2,946.00**.

4. The Tenant has paid in full the rent for the month of March 2026.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord **\$ 2,946.00** for arrears of rent up to **February 28, 2026**, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$146.00	On or before April 1, 2026
\$200.00	1 st day of each month for 14 months from May 2026 to June 2027

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period starting **April 1, 2026, to June 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 Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord 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 **February 28, 2026**.

March 16, 2026
Date Issued

 Felicia Puscalau
 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.