



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

File Number: LTB-L-000118-26

In the matter of: 4344 HWY 138
St. Andrews West ON K0C2A0

Between: Brock McBride Landlord

And

Emily Macpherson Tenants
Brandon Brown

Brock McBride (the 'Landlord') applied for an order to terminate the tenancy and evict Emily Macpherson and Brandon Brown (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 9, 2026.

The Landlord and the Tenants attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

The parties agree that:

1. The lawful rent is \$1,600.00 per month due on the 6th day of each month.
2. The total arrears owing up April 5, 2026 to including the \$186.00 filing fee is \$2,386.00.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$2,386.00 for arrears of rent and costs up to April 5, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 1. \$1,193.00 on or before April 30, 2026; and
 2. \$1,193.00 on or before May 31, 2026.
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing on or before the 6th day of the month for the months of April 2026 and May 2026.

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 Tenant and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after April 6, 2026.

March 12, 2026

Date Issued

Paula West Oreskovich

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.