



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

File Number: LTB-L-108610-25

In the matter of: 4, 55 BOND ST
Kitchener ON N2H4S4

Between: Musli Prebreza Landlord

And

DARREN BENTLEY Tenants
NOX Bradley

Musli Prebreza (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict DARREN BENTLEY and NOX Bradley (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on March 9, 2026. The Landlord attended and was self-represented. Darren Bentley attended on behalf of the Tenants.

The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. The new monthly rent will be reduced to \$1,600.00 effective January 1, 2026. The rent is due on the 1st of each month.
- b. The parties agreed that this is the new monthly rent, and any rent increases will be calculated using the monthly rent of \$1,600.00.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$16,336.00. This amount represents \$16,150.00 for arrears of rent up to March 31, 2026, and the \$186.00 application filing fee (costs).
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

- \$350.00 on or before April 1, 2026;
 - \$3,500.00 on or before April 30, 2026;
 - \$350.00 on or before the 1st day of each month starting May 2026 through to and including March 2029; and
 - \$236.00 on or before April 1, 2029
3. The Tenants shall also pay to the Landlord the lawful monthly rent on or before the 1st day of each month starting April 2026 through to and including April 2029, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail to make any 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 Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

March 13, 2026
Date Issued

Joanne Lolato
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.