



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

File Number: LTB-L-107863-25

In the matter of: 3, 12B CLINTON
TEESWATER ON N0G2S0

Between: Gregory CN Smith Landlord

And

Scott McLellan Tenants
Judy Cere

Gregory CN Smith (the 'Landlord') applied for an order to terminate the tenancy and evict Scott McLellan and Judy Cere (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on March 5, 2026.

The Landlord and the Tenant, Scott McLellan, attended.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the application. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that: the Landlord waives the \$186.00 application filling fee.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$9,355.00 representing arrears of rent up to March 31, 2026.
1. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$200.00 on or before the 15th day of each month commencing March 15, 2026, and for the next 46 months up to and including December 15, 2029; and
 - \$155.00 on or before January 15, 2030, for the balance of arrears owing.
2. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 2026 to January 2030, or until the arrears are paid in full, whichever date is earliest.

3. 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 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 *Residential Tenancies Act, 2006* (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 17, 2026
Date Issued

Eno Ubia
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.