



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-001869-26

In the matter of: 15, 14 ASPEN AVE
KITCHENER ON N2M3Z8

Between: Brian Gomes Landlord

And

Mercy Cheptoo Tenants
Jan Kiprotich

Brian Gomes (the 'Landlord') applied for an order to terminate the tenancy and evict Mercy Cheptoo and Jan Kiprotich (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on March 12, 2026, by video conference, at which the parties decided to participate in Board-facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Representative, Peter Miller, and the Tenant, Jan Kiprotich, on behalf of both Tenants, were present. **The Tenant did speak with Tenant Duty Counsel prior to mediation.**

As a result of the mediation, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$18,931.20 for arrears of rent up to March 31, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) The Tenants shall pay \$500.00 towards arrears of rent on or before April 3, 2026.
 - b) The Tenants shall pay \$500.00 towards arrears of rent on or before the 5th day of each month, beginning May 5, 2026, up to and including April 5, 2029.
 - c) The Tenants shall also pay the remaining balance of \$431.20 on or before May 5, 2029.

3. The Tenants shall pay to the Landlord the lawful rent for April 2026, on or before April 3, 2026.
4. The Tenants shall also pay to the Landlord the lawful rent for May 2026 to May 2029, on or before the 5th day of the month.
5. If the Tenants 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 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 20, 2026
Date Issued

Michelle Forrester
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.