



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-002886-26

In the matter of: 22 OBEDIAH CRES
BRANTFORD ON N3T0T8

Between: Parveen Khattria Landlord

And

Nicole Townsend Tenants
Terrence Townsend

Parveen Khattria (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Townsend and Terrence Townsend (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing on March 17, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlord Parveen Khattria and the Tenant, Nicole Townsend, on behalf of both Tenants, participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The total arrears of rent owing up to March 31, 2026, including the application filing fee are \$11,586.00.
2. As compensation for the disturbance due to construction on the residential complex for the months of December 2025, January 2026, February 2026 and March 2026, the Landlord will reduce the arrears by a total of \$1,600.00 (\$400.00 per month x 4 months), leaving a balance outstanding of \$9,986.00.
3. The current monthly rent is \$2,850.00 and is payable on the 1st day of the month.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$9,986.00 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) \$1,997.20 payable on or before April 22, 2026
 - b) \$1,997.20 payable on or before May 22, 2026
 - c) \$1,997.20 payable on or before June 22, 2026
 - d) \$1,997.20 payable on or before July 22, 2026
 - e) \$1,997.20 payable on or before August 22, 2026
3. 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 1, 2026**, through to and including **August 1, 2026**, or until the arrears are paid in full, whichever date is earliest.
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 Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after **March 31, 2026**.

March 25, 2026
Date Issued

Diego Fernandez-Stoll
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.