



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

File Number: LTB-L-108522-25

In the matter of: 305, 99 KENNEDY RD N
BRAMPTON ON L6V1X7

Between: 2761414 Ontario Inc Landlord

And

James Thurston Tenants
Shasta Vidal

2761414 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict James Thurston (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on March 17, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Ryan Gacnik.

The Landlord's Representative, Daniel Moak, and the Tenants were present.

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.

Agreed Facts:

1. The current monthly rent including parking is \$1,166.75. It is due on the 1st day of each month.
2. The parties agree that the next rent increase can occur at anytime so long as the Landlord provides proper notice in accordance with an N1 notice.
3. The Landlord agreed to waive the \$186.00 filing fee.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$3,128.25. This amount represents \$3,128.25 for arrears of rent up to March 31, 2026.
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 \$150.00 towards arrears of rent on or before the 20th day of each month, beginning May 20, 2026, up to and including December 20, 2027.

- b) The Tenants shall also pay the remaining balance of \$128.28 on or before January 20, 2028.
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing on the first of each month from April 1, 2026, to January 1, 2028, 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 23, 2026
Date Issued

Ryan Gacnik
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.