



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

File Number: LTB-L-108970-25

In the matter of: 4053 WATSON RD S
PUSLINCH ON N0B2J0

Between: David McQuilkin Landlord

And

Zachary Kenneth Browning Tenant

David McQuilkin (the 'Landlord') applied for an order to terminate the tenancy and evict, Zachary Kenneth Browning (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 23, 2026, where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's legal Representative Dante Spadacini, the Landlord David McQuilkin and the Tenant Zachary Kenneth Browning participated in the mediation. The Tenant did speak to Tenant Duty Counsel.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understand the terms and consequences of their consent.

It is ordered on Consent that:

1. The Tenant shall pay to the Landlord \$1,681.00 which represents the arrears of rent and costs (\$186.00) outstanding for the period ending March 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$750.00 on or Before April 3, 2026.
 - b) \$750.00 on or Before April 17, 2026.
 - c) \$181.00 on or Before May 1, 2026.

3. The Tenant shall also pay the Landlord the rent in full and on time, on or before the first day of each corresponding month for the months of April 2026 to May 2026, or until there are no arrears owing, whichever comes first.
4. If the Tenant 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

March 27, 2026
Date Issued

Monique Browne
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.