



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

File Number: LTB-L-005986-26

In the matter of: 1, 2030 BLUEFIELDS DR
BURLINGTON ON L7P1K1

Between: Gregory Land Corp Landlord

And

Crystal Bender Tenants
Brandon Gibson

Gregory Land Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Crystal Bender and Brandon Gibson (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on March 26, 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 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.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$1,225.30 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:

Payment Due Date	Payment Due
Due on or before April 7, 2026	\$2,628.08 (<i>April Rent</i>)
Due on or before April 20, 2026	\$200.00 (<i>Arrears Payment</i>)
Due on or before May 20, 2026	\$200.00 (<i>Arrears Payment</i>)
Due on or before June 20, 2026	\$200.00 (<i>Arrears Payment</i>)

Due on or before July 20, 2026	\$200.00 (<i>Arrears Payment</i>)
Due on or before August 20, 2026	\$200.00 (<i>Arrears Payment</i>)
Due on or before September 20, 2026	\$225.30 (<i>Arrears Payment</i>)

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 May 1, 2026, to September 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.

April 1, 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.