



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

File Number: LTB-L-004764-26-**AM**

In the matter of: BASEMENT, 163 MCMURCHY AVE S
Brampton ON L6Y1Z2

Between: Godfrey Onah Landlord
Rebecca Onah

And

Sarah Vanderwilp Tenant
Andrew Giles
Ben Booker

This order amends the original order issued on March 27, 2026, which contained a clerical error. All changes to the original order are issued in underlined and bolded script.

Godfrey Onah and Rebecca Onah (the 'Landlord') applied for an order to terminate the tenancy and evict Sarah Vanderwilp, Andrew Giles and Ben Booker (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 23, 2026.

The Landlord's legal representative, Ze Hao Liu, and the Tenant attended the hearing.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

The parties agree that the Landlord is no longer holding the Tenant's last month deposit after April 1, 2026.

On consent, it is ordered:

1. The Tenant shall pay to the Landlord \$4,389.75 for arrears of rent up to March 31, 2026, and costs.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$2,000.00 on or before April 1, 2026
 - \$300.00 on or before the 15th day of each month for the 14-month period April 15, 2026 to June 15, 2027.
 - \$189.75 on or before July 15, 2027.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on the first day of each month for the period April 2026, to July 2027, or until the arrears are paid in full, whichever date is earliest.
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.

April 1, 2026
Date Amended

March 27, 2026
Date Issued

Teresa Hunt
Member, 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.