



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-006834-26

In the matter of: Main level, 1046 PELISSIER ST
WINDSOR ON N9A4L7

Between: Deborah John Landlord

And

Jesse Thornton Tenants
Angelica Thornton

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.

Deborah John (the 'Landlord') applied for an order to terminate the tenancy and evict Jesse Thornton and Angelica Thornton (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on March 31, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Felicia Puscalau.

The Landlord and her daughter/support person, Nirvanie Pharazyn, attended the mediation session accompanied by both Tenants.

As a result of the mediation session, the parties reached a mutual agreement to resolve the matter and requested an Order on consent. I am satisfied that they understood the terms and the legal consequences of their informed and voluntary consent.

The parties agreed to the following:

1. The tenancy between the Landlord and the Tenant is terminated as of March 15, 2026, the day the Tenant vacated the rental unit.
2. The lawful rent was \$1,200 and it was due on the 1st day of each month.
3. The rent arrears owing to March 31, 2026, including the application filing fee and after deducting the last month's rent deposit and the interest accrued on that deposit are \$6,071.00

4. Furthermore, considering the ongoing maintenance issues experienced by the Tenant throughout the tenancy, the Landlord agrees to waive a portion of the amount owed, reducing the arrears to \$3,000.00.
5. The Landlord agrees to allow the Tenants until March 31, 2027, to pay the \$3,000.00, based on the Tenants' commitment to make regular monthly payments and to pay the balance in full by that date.

On consent of the parties, it is ordered that:

6. The tenancy between the Landlord and the Tenant is terminated as of March 15, 2026, the day the Tenant vacated the rental unit.
7. The Tenant shall pay to the Landlord **\$3,000.00** on or before **March 31, 2027**.
8. If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2027, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2027, at the post-judgment interest rate determined under paragraph 207(7) of the Residential Tenancies Act, 2006 annually on the outstanding balance.
9. This order constitutes a full and final settlement of all matters arising from the tenancy.

April 7, 2026
Date Issued

Felicia Puscalau
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.