



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-003512-26

In the matter of: 56, 8004 LUNDY'S LANE
NIAGARA FALLS ON L2H3W5

Between: 11464957 Canada Inc Landlord

And

LARRY BEDELL Tenant

11464957 Canada Inc (the 'Landlord') applied for an order to terminate the tenancy and evict LARRY BEDELL (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's Legal Representative, Sara Mathew, attended the mediation session accompanied by the Tenant.

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. During mediation, the Tenant provided the Landlord's Legal Representative with his banking information to facilitate automatic withdrawals and ensure the monthly rent is paid in full and on time.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord **\$2,236.00** 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 on or before **April 7, 2026**.
3. The Tenant shall also pay to the Landlord the new rent for the month of April 2026 in full on or before **April 7, 2026**.

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 8, 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.