



AMENDED
Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-005125-26-AM

In the matter of: 227 EDINBURGH ST
LONDON ON N6H1M2

Between: 5052623 Ontario LTD Landlord

And

MICHAEL PHIPPS Tenant
LISA PHIPPS

Board Order LTB-L-005125-26 was issued April 1, 2026. On April 3, 2026 the Landlord applied to clerically amend the Order as the terms contained an error pertaining to enforcement dates in paragraphs 3 and 4 of the Order. The Order has been amended below to reflect the correct dates. The changes are in bold italic. No other changes have been made

5052623 Ontario LTD (the 'Landlord') applied for an order to terminate the tenancy and evict MICHAEL PHIPPS and LISA PHIPPS (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 25, 2026.

Vyom Sharma appeared as agent for the Landlord. The Tenants attended the hearing and were self-represented.

Through mediation, the parties consented to the following order. I was satisfied that the parties understood and agreed to the terms below.

It is ordered on consent that:

1. The tenancy shall terminate effective June 30, 2026.
2. The last month's rent deposit shall be applied to rent for June 2026.
3. If the unit is not vacated on or before ***June 30, 2026***, then starting ***July 1, 2026***, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after ***July 1, 2026***

5. The Tenant shall pay to the Landlord \$10,986.00 for arrears of rent up to March 31, 2026 and costs.
6. The Tenant shall pay to the Landlord the amount set out in paragraph 5 on or before June 30, 2026.
7. If the Tenants do not pay the Landlord the full amount owing on or before June 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding
8. The Tenant shall also pay to the Landlord new rent for April and May 2026 in the following manner:
 - a) \$2,700.00 on or before April 15, 2026 (April Rent).
 - b) \$2,700.00 on or before May 1, 2026 (May Rent).
9. If the Tenants fail to make any one of the payments in accordance with paragraph 8 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 5 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

Andrew Rowell
Hearings Officer, Landlord and Tenant Board

Original Date Issued: April 1, 2026

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.

