



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

File Number: LTB-L-008005-26

In the matter of: 7, 974 BYRON AVE
OTTAWA ON K2A0J3

Between: Byron Rental Properties Ltd. Landlord

And

Jennifer Roach Tenants
Thomas Wellum

Byron Rental Properties Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Roach and Thomas Wellum (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes

The Landlord also claimed charges related to NSF cheques.

This application was scheduled to be heard by videoconference on April 02, 2026.

The Landlord, Dino Giorgio, and the Tenants attended.

The parties mutually agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that:

1. The Tenants transferred the rent payment for April 2026 to the Landlord on April 1, 2026; however, the Landlord has not yet received the payment. Therefore, the lawful rent for April 2026 is not confirmed as of the hearing date.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$2,107.00. This amount represents \$1,921.00 for arrears of rent up to March 31, 2026, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$175.58 on or before the 20th day of each month commencing April 20, 2026, and for the next 11 months up to and including February 20, 2027; and
 - \$175.62 on or before March 20, 2027.

3. On or before April 10, 2026, the Tenants shall pay to the Landlord the rent for the period of April 2026.
4. 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 2026 to March 2027, or until the arrears are paid in full, whichever date is earliest.
5. 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 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 *Residential Tenancies Act, 2006* (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 15, 2026
Date Issued

Eno Ubia
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.