



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

File Number: LTB-L-012778-26

In the matter of: 3, 3 SOUTH EDGEWARE RD
ST THOMAS ON N5P2G8

Between: Eastwood Housing Corporation Landlord

And

Ashley Forbes Tenants
Chris Forbes

Eastwood Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Ashley Forbes and Chris Forbes (the 'Tenant's') because:

- The Tenants has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on April 9, 2026, where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Agent Deb Carter and the Tenants Ashley Forbes and Chris Forbes participated in the mediation. The Tenants didn't speak with Tenant Duty Counsel before providing their consent to the terms contained herein.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understand the terms and consequences of their consent.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meets the conditions set out below.
2. Starting on May 1, 2026, until the end of the Tenancy, the Tenants shall pay the lawful monthly rent to the Landlord in full and on time, on or before the first day of each month.
3. The Tenants shall pay the \$186.00 application fee to the Landlord on or before May 31, 2026.

4. If the Tenants fails to meet the terms, as per paragraph 2 above, in this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, without notice to the Tenants, for an order terminating the tenancy and evicting the Tenants. The Landlord must make this application no later than 30 days after the Tenant's failure to meet a term.

April 16, 2026

Date Issued

Monique Browne

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.