



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

File Number: LTB-L-008305-26

In the matter of: 2, 298 COLBORNE ST
BRANTFORD ON N3S3M9

Between: Premier Property Management Landlord

And

Steven McPherson Tenant

Premier Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Steven McPherson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on April 7, 2026. The Landlord's agent, Boris Osorio and the Tenant attended the hearing. The Tenant did not meet with Duty Counsel prior to the hearing. At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on March 31, 2026. Rent arrears are calculated up to the date the Tenant vacated the rental unit.
4. The lawful rent was \$1,885.86. It was due on the 1st day of each month.
5. The rent arrears owing to March 31, 2026 are \$9,497.05.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlord collected a last month rent deposit in the amount of \$1,885.86 from the Tenant and this deposit is still being held by the Landlord. This rent deposit will be deducted from the amount of arrears.
8. Interest on the last month rent deposit has been paid to the Tenant to March 31, 2026.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 31, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$7,797.19 which represents rent arrears owing up to March 31, 2026 (\$9,497.05) less the last month rent deposit (\$1,885.86) plus the application filing fee (\$186.00).
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Date Payment Due	Amount of Payment
May 18, 2026	\$300.00
June 18, 2026	\$300.00
July 18, 2026	\$300.00
August 18, 2026	\$300.00
September 18, 2026	\$300.00
October 18, 2026	\$300.00
November 18, 2026	\$500.00
December 18, 2026	\$500.00
January 18, 2027	\$500.00
February 18, 2027	\$500.00
March 18, 2027	\$500.00
April 18, 2027	\$500.00
May 18, 2027	\$500.00
June 18, 2027	\$500.00
July 18, 2027	\$500.00
August 18, 2027	\$500.00
September 18, 2027	\$500.00
October 18, 2027	\$497.19

4. If the Tenant fails to make any one of the payments in accordance with paragraphs 2 and 3 of this order, the full balance owing becomes due and payable immediately and the Tenant will start to owe interest. This will be simple interest calculated from the default date at 4.00% annually on the balance outstanding.

April 15, 2026
Date Issued

 Floredana Ungureanu
 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.