



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

File Number: LTB-L-022365-26

In the matter of: 892 BRAY CIR
NEWMARKET ON L3Y8L5

Between: Cheyenne Samuel Landlord

And

Steven Train Tenants
Jessica Train

Cheyenne Samuel (the 'Landlord') applied for an order to terminate the tenancy and evict Steven Train and Jessica Train (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

The parties requested the assistance of a Dispute Resolution Officer (DRO) through the Online Dispute Resolution (ODR) on the Tribunals Ontario Portal (TOP).

On April 8, 2026, the parties elected to participate in a Board-facilitated mediation via video conference. The Landlord and the Tenants attended.

As a result of mediation, the parties requested a consent order confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$2,504.00. This amount represents \$2,318.00 for arrears of rent up to April 30, 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:
 - \$500.00 on or before April 17, 2026;
 - \$500.00 on or before the 15th day of each month commencing May 15, 2026, and for the next 3 months up to and including July 15, 2026; and
 - \$504.00 on or before August 15, 2026.

3. 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 August 2026, or until the arrears are paid in full, whichever date is earliest.
4. 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 April 30, 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.