



**Order under Section 57
Residential Tenancies Act, 2006**

File Number: LTB-T-070206-25

In the matter of: 1/2, 46 WOODWORTH AVE
ST. THOMAS ON N5P3J8

Between: BECKY ALDEN Tenant

And

Rheanna Melnyk Landlords
Mike Melnyk

BECKY ALDEN (the 'Tenant') applied for an order determining that Rheanna Melnyk and Mike Melnyk (the 'Landlords') gave a notice of termination in bad faith.

The application was scheduled to be heard by videoconference on April 9, 2026. The Tenant Becky Alden, the Tenant's representative Ted Smith, and the Landlords Mike and Rheanna Melnyk participated in mediation.

The parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

On consent It is ordered that:

1. The application is amended, and Mike Melnyk is added as a Landlord to this application.
2. The total amount the Landlords shall pay the Tenant is \$6,000.00.
3. The Landlords shall pay the Tenant the full amount owing by making six monthly payments of \$1,000.00 due on the first of every month starting May 1, 2026, up until the amount under paragraph 2 is paid in full.
4. If the Landlords fail to make the above-said payments in full and on time, the entire remaining outstanding balance shall become due and payable forthwith under this Order on Consent. The Landlords will start to owe simple interest calculated at 4.00% annually on the balance outstanding starting on the date the amount was due. The Tenant has the right to collect the balance outstanding under this Order on Consent.

5. This order on consent is in full and final settlement of the application.

April 15, 2026
Date Issued

Isabelle Bouvier
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.