



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-014714-26

In the matter of: Basement unit, 236 Maggie St
Paisley ON N0G 2N0

Between: Mat Oxby Landlord

and

Robert Wilson Tenant

Mat Oxby (the 'Landlord') applied for an order to terminate the tenancy and evict Robert Wilson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on Thursday, April 9, 2026. On that date, the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord and the Tenant participated in the mediation. The Tenant received legal advice about this application prior to the mediation.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) There may be issues with the Landlord's Notice to End Tenancy Early for Non-payment of Rent (N4 Notice) that could affect outcomes at a Merits Hearing, but all parties are aware of this and still wish to move forward with this Order on Consent.
- 2) The current rent is \$422.50. It is due every Friday of each week.
- 3) The Tenant has paid \$2,400.00 to the Landlord since the application was filed.
- 4) The agreed upon amount of rent arrears owing to Thursday, April 9, 2026 are \$2,105.00.
- 5) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 6) The Tenant may pay the rent due tomorrow, Friday, April 10, 2026 on or before Friday, April 17, 2026.

- 7) On or before April 10, 2026, the Tenant will pay the Landlord \$200.00 toward the two (2) weeks of rent due on or before Friday, April 17, 2026.
- 8) Should the Tenant make any extra payments to the Landlord while the arrears are still outstanding, the Tenant will notify the Landlord via e-mail where to apply the extra payment (i.e. to the upcoming weekly payment of rent arrears, or to the regular weekly rent, or to lower the total balance of arrears and decrease the number of arrears payments).

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlord \$2,291.00. This amount includes rent arrears owing up to Thursday, April 9, 2026 and the cost of filing the application
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
Friday, May 1, 2026	\$50.00
Friday, May 8, 2026	\$50.00
Friday, May 15, 2026	\$50.00
Friday, May 22, 2026	\$50.00
Friday, May 29, 2026	\$50.00
Friday, June 5, 2026	\$50.00
Friday, June 12, 2026	\$50.00
Friday, June 19, 2026	\$50.00
Friday, June 26, 2026	\$50.00
Friday, July 3, 2026	\$50.00
Friday, July 10, 2026	\$50.00
Friday, July 17, 2026	\$50.00
Friday, July 24, 2026	\$50.00
Friday, July 31, 2026	\$50.00
Friday, August 7, 2026	\$50.00
Friday, August 14, 2026	\$50.00
Friday, August 21, 2026	\$50.00
Friday, August 28, 2026	\$50.00
Friday, September 4, 2026	\$50.00
Friday, September 11, 2026	\$50.00
Friday, September 18, 2026	\$50.00
Friday, September 25, 2026	\$50.00
Friday, October 2, 2026	\$50.00
Friday, October 9, 2026	\$50.00

Date of Payment (continued)	Payment Amount (continued)
Friday, October 16, 2026	\$50.00
Friday, October 23, 2026	\$50.00
Friday, October 30, 2026	\$50.00
Friday, November 6, 2026	\$50.00
Friday, November 13, 2026	\$50.00
Friday, November 20, 2026	\$50.00
Friday, November 27, 2026	\$50.00
Friday, December 4, 2026	\$50.00
Friday, December 11, 2026	\$50.00
Friday, December 18, 2026	\$50.00
Friday, December 25, 2026	\$50.00
Friday, January 1, 2027	\$50.00
Friday, January 8, 2027	\$50.00
Friday, January 15, 2027	\$50.00
Friday, January 22, 2027	\$50.00
Friday, January 29, 2027	\$50.00
Friday, February 5, 2027	\$50.00
Friday, February 12, 2027	\$50.00
Friday, February 19, 2027	\$50.00
Friday, February 26, 2027	\$50.00
Friday, March 5, 2027	\$50.00
Friday, March 12, 2027	\$41.00

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing every Friday for the period Friday, April 17, 2026 to Friday, March 12, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails 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 Tenant to the

Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after April 9, 2026.

5. This order is in full and final settlement of this application.

April 14, 2026
Date Issued

Denise Hannivan
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.