



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

**File Number:** LTB-L-007970-26

**In the matter of:** 311, 248 GRAND RIVER AVE  
BRANTFORD ON N3T0S4

**Between:** Lanewood Development Corporation Landlord

**And**

Jamie Smith Tenant

Lanewood Development Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Jamie Smith (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

The application was scheduled to be heard by video conference on April 2, 2026. Before the start of the hearing, the Landlord's Agent, Vuj Multani and the Tenant advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

**On consent, it is ordered that:**

1. The Tenant shall pay to the Landlord **\$3,123.12**, which represents the arrears of rent (\$2,857.12) costs (\$186.00) and NSF charges (\$80.00) outstanding for the period ending April 30, 2026.
2. The Tenant shall pay to the Landlord **\$3,123.12** or before April 17, 2026.
3. If the Tenant fails to make the payment 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 30, 2026.

**April 17, 2026**  
**Date Issued**

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Sarah Visnovec  
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.