



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

File Number: LTB-L-008421-26

In the matter of: 5, 103 KING EDWARD AVE
LONDON ON N5Z3T2

Between: LICHTY103 INC. Landlord

And

Madison Holcombe Tenants
Roxane Holcombe

LICHTY103 INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Madison Holcombe, Roxane Holcombe and Scott Gillard (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on April 2, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlord's Agent, Kyle Henry, the Landlord's representative, Hugh Mai, and the Tenant, Madison Holcombe, on behalf of the Tenants, were present. The Tenant spoke with Tenant Duty Counsel prior to the hearing.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed fact:

- Scott Gillard is a guarantor and is removed as a named Tenant.

On consent, it is ordered that:

1. The Tenants shall pay to the Landlord **\$7,334.72**, which represents the arrears of rent (\$7,334.72) and costs (\$186.00) outstanding for the period ending April 30, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$408.00 on or before April 20, 2026; and

- \$408.00 on or before the 15th day of each month starting May 15, 2026, to August 15, 2027; and
 - \$398.72 on or before September 15, 2027.
3. The Tenants shall also pay the Landlord the rent in full, on or before the first day of each corresponding month for the months of May 2026 to September 2027, or until there are no arrears owing, whichever comes first.
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 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 Tenants' breach pursuant to section 78 of 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 20, 2026
Date Issued

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.