



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

File Number: LTB-L-010390-26

In the matter of: Basement, 74 Euclid Avenue
Toronto ON M6J 2J9

Between: Zachary Lebane Landlords
Jonah Eisen

and

Megan Herckenrath Tenants
Melissa Pelleriti

Zachary Lebane and Jonah Eisen (the 'Landlords') applied for an order to terminate the tenancy and evict Megan Herckenrath and Melissa Pelleriti (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on 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.

Landlord Zachary Lebane and Tenant Megan Herckenrath, who had authorization to consent on behalf of the other Tenant, participated in the mediation. Tenant Megan Herckenrath did not receive legal advice regarding this application.

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) The current rent is \$1,850.00. It is due on the 1st day of each month.
- 2) The rent arrears owing to April 30, 2026 are \$12,750.00.
- 3) The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. The Tenants shall pay to the Landlords \$12,936.00. This amount includes rent arrears and costs owing up to April 30, 2026 and costs.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
May 31, 2026	\$5,000.00
June 1, 2026	\$500.00
July 1, 2026	\$500.00
August 1, 2026	\$500.00
September 1, 2026	\$500.00
October 1, 2026	\$500.00
November 1, 2026	\$500.00
December 1, 2026	\$500.00
January 1, 2027	\$500.00

Date Payment Due (continued)	Amount of Payment (continued)
February 1, 2027	\$500.00
March 1, 2027	\$500.00
April 1, 2027	\$500.00
May 1, 2027	\$500.00
June 1, 2027	\$500.00
July 1, 2027	\$500.00
August 1, 2027	\$500.00
September 1, 2027	\$436.00

3. The Tenants shall also pay to the Landlords new rent in full and on time for the period May 1, 2026 to September 1, 2027, or until the arrears have been 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 to be paid by the Tenants to the Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords may, without notice to the Tenants, 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.
5. This order on consent is in full and final settlement of this application.

April 17, 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.