



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-005448-26

In the matter of: 301, 63 SYMPATICA CRES
BRANTFORD ON N3P1M6

Between: 498771 Ontario Limited C.O.B. Lynden Park Towers Landlord

And

Milton Mcdonald Tenant

498771 Ontario Limited C.O.B. Lynden Park Towers (the 'Landlord') applied for an order to terminate the tenancy and evict Milton Mcdonald (the 'Tenant') because:

- The Tenant has been persistently late in paying the Tenant's rent.
The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on April 13, 2026, where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's legal Representative Sabrina Marchionne, and the Tenant, Milton Mcdonald participated in the mediation. The Tenant didn't speak with Tenant Duty Counsel

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understand the terms and consequences of their consent.

It is ordered on Consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. For a period of Twenty-Four consecutive months, starting on May 1, 2026, up to and including April 1, 2028, the Tenant shall pay the lawful monthly rent to the Landlord in full and on time, on or before the first day of each month.
3. If the Tenant fails to meet the terms, as per paragraph 2 above, in this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant. The Landlord must make this application no later than 30 days after the Tenant's failure to meet a term.

4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before May 1, 2026.

April 23, 2026
Date Issued

Monique Browne
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.