



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

File Number: LTB-L-103943-25

In the matter of: 106 ZIMA CRES
BRADFORD ON L3Z2E4

Between: Jeffrey Lopes Landlord

And

Natalie Terry Tenants
Todd Taylor

Jeffrey Lopes (the 'Landlord') also applied for an order requiring Natalie Terry and Todd Taylor (the 'Tenant's') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

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 Jason Paine, The Landlord Jeffery Lopes, and the Tenant Todd Taylor participated in the mediation. The Tenant, Todd Taylor did speak with Tenant Duty Counsel and was able to consent on behalf of all Tenants.

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.

Agreed Facts:

1. The Tenants vacated the rental unit on February 5th, 2026.

It is ordered on Consent that:

1. The Tenants shall pay the Landlord \$891.06 for the outstanding utility arrears owing from the period of July 11, 2025- February 5, 2026, and the application filing fee.
2. The Tenants shall pay the Landlord the amount listed in paragraph 1 as follows;
 - (a) \$222.00 on or before the 20th day of each month beginning April 20th, 2026 up to and including June 20th, 2026; and
 - (b) \$225.06 on or before July 20, 2026.

3. If there is a breach in payment, the balance becomes due and payable immediately and Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing the date following the breach.

April 21, 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.