



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

File Number: LTB-L-012033-26

In the matter of: basement unit, 1065 OLIVE AVE
OSHAWA ON L1H2T2

Between: Simcha weitz Landlords
Gedalya weitz

And

Desiree Morton Tenants
Jake darby

Simcha Weitz and Gedalya Weitz (the 'Landlords') applied for an order to terminate the tenancy and evict Desiree Morton and Jake darby (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 15, 2026.

The Landlords, represented by Tsadok Pereira and the Tenants, represented by Desiree Morton engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlords \$2,990.00 for arrears of rent up to April 30, 2026, plus \$186.00 for the application filing fee. The total amount the Tenants shall pay to the Landlords is \$3,176.00.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$400.00 on or before April 17, 2026.
 - b) \$400.00 on or before the 15th of the month for 6 months commencing on May 15, 2026, up to and including October 15, 2026.
 - c) \$376.00 on or before November 15, 2026.

3. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period May 1, 2026, to November 1, 2026, or until the arrears are 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 and costs 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.

April 21, 2026
Date Issued

Cheryl Lavoie
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.