



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

File Number: LTB-L-012407-26

In the matter of: 261 FEDERAL ST
STONE CREEK ON L8E1P8

Between: Thuy Thu Thi Do Landlord

And

Bradley James Ellis Tenant
Nicole Amelia Leszko

Thuy Thu Thi Do (the 'Landlord') applied for an order to terminate the tenancy and evict Bradley James Ellis and Nicole Amelia Leszko (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was to be heard by videoconference on April 13, 2026. The Landlord, Thuy Thu Thi Do, and the Tenants, Bradley James Ellis, and Nicole Amelia Leszko attended the hearing. The Tenants did speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$3,100.00. It is due on the 1st day of each month.
3. The Tenant has paid \$3,000.00 to the Landlord since the application was filed.
4. The rent arrears owing to April 30, 2026, are \$13,060.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Tenants on or before April 17, 2026 to provide proof of utilities paid.

It is ordered on consent that:

1. The Tenants owe the Landlord \$13,186.00 which represents the arrears of rent (\$13,060.00) and application fee (\$186.00) outstanding for the period ending April 30, 2026.
2. The Tenants shall pay to the Landlord the amount owing in paragraph 1 as follows:

	Date Payment Due	Amount of Payment
a.	April 24, 2026	\$7,100.00 (arrears and application filing fee)
b.	May 11, 2026	\$1,100.00 (arrears)
c.	June 12, 2026	\$1,100.00 (arrears)
d.	June 19, 2026	\$1,100.00 (arrears)
e.	June 26, 2026	\$1,100.00 (arrears)
f.	July 5, 2026	\$1,746.00 (Balance outstanding arrears)

3. The Tenants shall also pay the Landlord the lawful monthly rent in full, on or before the first day (1) of each corresponding month for the months of May 1, 2026, up to and including July 1, 2026, 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 paragraphs 2 or 3 of 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 Tenants apply to the Landlord and Tenants Board 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 to pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 16, 2026
Date Issued

 John Russett
 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.