



**Order under Subsection 74(2)
Residential Tenancies Act, 2006**

File Number: LTB-L-011052-26

In the matter of: 5, 531 HIGH ST
ORILLIA ON L3V4X9

Between: Melanie Brooker Landlord

And

Chad Deforest Tenants
Leeann Boxall
Brianna Seberry

Melanie Brooker (the 'Landlord') applied for an order to terminate the tenancy and evict Chad Deforest, Leeann Boxall and Brianna Seberry (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 14, 2026.

The Landlord's Representative, Kristina Klein, and the Tenant, Leeann Boxall, attended the hearing.

1. The Landlord advised the LTB that prior to the hearing the Tenants paid all the rent that was in arrears and all additional rent that would have been due under the tenancy agreement for the period ending April 30, 2026, and the filing fee.
2. The Landlord's application for an order terminating the tenancy and evicting the Tenants based upon arrears of rent is discontinued.

April 20, 2026
Date Issued

Sheena Brar
Member, 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.