



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

File Number: LTB-L-007961-26

In the matter of: 3112, 24 MABELLE AVE.
ETOBICOKE ON M9A4X8

Between: Wilstar Management Ltd Landlord

And

Ace Marmon Tenants
Tabitha Lambert

Wilstar Management Ltd (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Ace Marmon and Tabitha Lambert (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on April 9, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillanique Knight.

The Landlord's representative, Emily Barbati, the Landlord's agent, Ryan Gibson, and the Tenants were present. The Tenants did not speak with Tenant Duty Counsel prior to mediation.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$6,657.52 for arrears of rent up to April 30, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$554.79 on or before the 20th day of each month, beginning April 20, 2026, up to and including February 20, 2027.
 - b) \$554.83 on or before March 20, 2027.
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period May 1, 2026, to March 1, 2027, 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 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 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 20, 2026
Date Issued

Dillanique Knight
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.