



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-012330-26

In the matter of: 1, 494 CLARENCE STREET EAST
Ottawa ON K1N5S2

Between: JEFFREY BLAKE HARRIS Landlord

And

JASON WISTAFF Tenants
TRISHA FERGUSON

JEFFREY BLAKE HARRIS (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict JASON WISTAFF and TRISHA FERGUSON (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenant's rent; (L2 Application).

The application was scheduled to be heard on April 15, 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 Landlords Representative Martez Jones and the Tenants were present.

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.

Agreed Facts

1. The parties agree that there is a 5-day grace period for the Tenant to pay the rent in the lease.
2. The Landlord requested that the L2 portion of the application be withdrawn.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$6,036.00 for arrears of rent up to April 30, 2026, and the cost of filing the application.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$975.00 on or before the 15th day of each month beginning May 15, 2026, up to and including September 15, 2026.
 - b) \$1,161.00 on or before October 15, 2026.
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 from May 1, 2026, to October 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 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.
5. Notwithstanding paragraph 4, the Tenants have a 5-day grace period for rental payments contained in their lease. Therefore, the Landlord shall not enforce the order within the 5-day grace period.

L2 Application

6. The Landlord's L2 Application is withdrawn.

April 24, 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.