



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

**File Number:** LTB-L-012590-26

**In the matter of:** 1077 ASHDALE CRES E  
PETERBOROUGH, ON, K9H7H7

**Between:** Kevin Cummings Landlords  
Ann Cummings  
  
**and**  
  
Jodie Osborne Tenants  
Miles Wheeler

- [1] Kevin Cummings and Ann Cummings (the 'Landlords') applied for an order to terminate the tenancy and evict Jodie Osborne and Miles Wheeler (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.
- [2] The application was scheduled to be heard by video conference on April 20, 2026. The Landlords were represented by licensed paralegal Daniel Moak. The Tenants were present and self-represented.
- [3] The parties elected to participate in Landlord and Tenant Board ('LTB') facilitated mediation with the assistance of Nick Vescio, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.
- [4] The parties agreed to the following:
  - a. The current monthly rent is \$2,152.50
  - b. The total arrears outstanding up to April 30, 2026, including the application fee is \$4,491.00
  - c. The parties have agreed to a payment plan to pay the arrears and if there is a breach in any of the payments then the Landlords can apply for eviction under s.78 of the Residential Tenancies Act, 2006
  - d. The parties agreed to amend the Landlords' names as stated on the Landlords' application to Kevin Cummings and Ann Cummings
- [5] The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

**On consent, it is ordered that:**

1. The Tenants shall pay to the Landlords \$4,491.00 which represents arrears of rent owing up to April 30, 2026, including the application filing fee.
2. The Tenants shall make the following payments to the Landlords in respect of the monies owing under paragraph 1 of this order:
  - (a) On or before the 1st of each month commencing on May 01, 2026, the Tenants shall pay the Landlords the regular monthly rent due each month until the arrears are paid in full
  - (b) On or before the 20th of each month commencing on May 20, 2026, the Tenants shall pay the Landlords \$350.00 each month towards the arrears up to and including April 20, 2027
  - (c) On or before May 20, 2027, the Tenants shall pay the Landlords \$291.00 towards the balance of the arrears
3. If the Tenants fail to make any of the payments in accordance with paragraph 2, and by the dates required, then:
  - (a) The Landlords may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlords must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
  - (b) The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

**April 24, 2026**  
**Date Issued**

Toronto East-RO  
2275 Midland Avenue, Unit 2  
Toronto ON M1P3E7

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Nick Vescio  
Hearing Officer, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.