



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

File Number: LTB-L-014912-26

In the matter of: 3, 10 TIMMINS CRES
CHATHAM ON N7L4E1

Between: 2517584 Ontario Inc Landlord

And

KIM ALDERTON Tenant
DAVID SPENCER

2517584 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict KIM ALDERTON and DAVID SPENCER (the 'Tenant') because:

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

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Prior to the videoconference hearing on April 20, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Marc Hooper, and the Tenant participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. Prior to the hearing the Tenant 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.
- B. The Landlord's L1 application for an order terminating the tenancy and evicting the Tenant based upon arrears of rent is discontinued.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. For a period of **twelve (12) months** from **May 1, 2026 until and including April 1, 2027**, the Tenant shall pay rent in full and on time by the first (1st) day of the month.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

April 27, 2026
Date Issued

Monica Dairo
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.