



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

File Number: LTB-L-007350-26

In the matter of: Bachelor, 373 PINE ST
SUDBURY ON P3C1Y1

Between: Mandy Branham Landlord

And

Dante Simpson Tenant

Mandy Branham (the 'Landlord') applied for an order to terminate the tenancy and evict Dante Simpson (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The application was heard by videoconference on April 21, 2026. The Landlord and the Tenant attended the hearing. The Tenant did not meet with Duty Counsel prior to the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$714.67. It is due on the 1st day of each month.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. For the duration of the tenancy the Tenant shall pay to the Landlord the lawful monthly rent on or before the 1st day of each 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 24, 2026

Date Issued

Floredana Ungureanu

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.