



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-014843-26
LTB-L-011725-26

In the matter of: 184, 100 BROWNLEIGH AVE
WELLAND ON L3B5V8

Between:	EQB LTD	Landlord
	And	
	Wayne Leonard	Tenant
	Valerie Vocal	

EQB LTD (the 'Landlord') applied for an order to terminate the tenancy and evict Wayne Leonard and Valerie Vocal (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on April 27, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Agent Jennifer Harrietha and the Tenant Valerie Vocal were present. Prior to mediation, the Tenant did not utilize the services of Tenant Duty Counsel.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified as Tenant at the top of the Order.

The parties agreed that:

1. During mediation, the parties sought to bring forward the Landlord's L2 Application bearing LTB file number LTB-L-011725-26 and resolve both files in a global resolution of all issues.
2. A non-voidable termination has been negotiated, in good faith.
3. The arrears of rent owing up to April 30, 2026, are \$3,589.10.
4. The Landlord waives claim to their filing fee in the amount of \$186.00.
5. The Landlord waives claim to any arrears in excess of \$2,800.00.
6. The Landlord is holding a last month rent deposit in the amount of \$1,911.12. This amount together with any interest due will be applied to the rental period commencing May 01, 2026, and will constitute the full lawful rent.

7. The Landlord's L2 application bearing file number LTB-L-011725-26 will be withdrawn in satisfaction of this agreement.

On the consent of the parties, it is ordered that:

1. The Landlord's L2 application bearing file number LTB-L-011725-26 is withdrawn. Having been withdrawn, the Board's file shall be closed.
2. The tenancy between the Landlord and Tenant is terminated. The Tenant must move out of the rental unit on or before May 31, 2026.
3. The Tenant shall pay the Landlord \$2,800.00 for arrears of rent up to April 30, 2026.
4. The Tenant shall pay the Landlord the amount set out in paragraph 3 in accordance with the following schedule:
 - \$400.00 on or before May 01, 2026; and,
 - \$600.00 on or before June 15, 2026; and,
 - \$600.00 on or before the 1st day of each month for a period of 3-months, commencing July 01, 2026, up to and including September 01, 2026.
5. If the Tenant fails to make any of the payments in accordance with paragraph 4 of this order, and by the dates required, the balance owing under paragraph 3 of this order shall become payable on the day following the date of default and shall bear simple interest. This will be simple interest calculated from the day following the default, in accordance with the *Courts of Justice Act* on the balance outstanding.
6. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after June 1, 2026.

May 5, 2026
Date Issued

Adam Rogers
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on December 1, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.