



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-012357-26

In the matter of: 10, 204 ORANGE ST
WALKERTON ON N0G2V0

Between: M Residential Real Estate LP Landlord

And

Andrew Pfeffer Tenants
Karrissa McCracken

M Residential Real Estate LP (the 'Landlord') applied for an order to terminate the tenancy and evict Andrew Pfeffer and Karrissa McCracken (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

Mediation was held on April 21, 2026. The following parties participated in the mediation: The Landlord's representative, Carter Van Kessel, and the Tenants.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$5,527.43 for arrears of rent up to April 30, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$230.31 towards arrears of rent on or before the 20th day of each month, beginning May 20, 2026, up to and including March 20, 2028.
 - \$230.30 on or before April 20, 2028.
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 May 1, 2026, to April 1, 2028, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fails 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.

April 30, 2026
Date Issued

Kevin Kordahi
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.