



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

File Number: LTB-L-013618-26

In the matter of: 503, 500 WINDSOR AVE
WINDSOR ON N9A6Y5

Between: Diamond Property Management Landlord

And

Tammie Druce Tenants
Jeffrey Noftall

Diamond Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Tammie Druce and Jeffrey Noftall (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

The application was scheduled to be heard on April 30, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Nancy Fahlgren.

The Landlord's agent, Nada Francis, and the Tenant, Tammie Druce, were present. The Tenant met with Tenant Duty Counsel prior to the mediation.

As a result of the mediation, the parties mutually agreed to resolve all matters at issue in the application. They requested an order on consent. I am satisfied that the parties understood the consequences of their consent.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants shall pay to the Landlord the lawful monthly rent in full and on time, as it comes due and owing on the 1st day of each month, for the six (6) month period commencing June 1, 2026 to November 30, 2026.
3. If the Tenants fail to comply with any of 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 Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the Landlord and Tenant Board without notice to the Tenants.

4. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. The Tenants shall pay to the Landlord the full amount owing in paragraph 4 of this Order as follows:
 - a) \$20.00 on or before the 1st day of each month for the eight (8) month period commencing May 1, 2026 to December 1, 2026.
 - b) \$26.00 on or before January 1, 2027.
6. If the Tenants fail to make any payment required by paragraph 5 of this Order, the outstanding balance payable under paragraph 4 of this Order, after credit for any payments made, shall become immediately due and payable as of the day following the default. Interest shall accrue on the outstanding balance at a rate of 4.00% per year, calculated as simple interest commencing on the day following the breach.

May 7, 2026
Date Issued

Nancy Fahlgren
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.