



Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-016112-26

In the matter of: 31 BOWMAN CRES
Thorold, ON, L2V0G3

Between: Mandeep Brar Landlords
Lakhvir Brar

and

Jamie Pellow Tenants
Matthew Snoei

- [1] Mandeep Brar and Lakhvir Brar (the 'Landlords') applied for an order to terminate the tenancy and evict Jamie Pellow and Matthew Snoei (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.
- [2] The application was scheduled to be heard by video conference on May 06, 2026. The Landlord, Mandeep Brar was present on behalf of both Landlords and was assisted by Harjot Jhattu. The Tenants were present and self-represented.
- [3] The parties elected to participate in Landlord and Tenant Board ('LTB') facilitated mediation with the assistance of Nick Vescio, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.
- [4] The parties agreed to the following:
 - a. The current monthly rent is \$2350.00
 - b. The total arrears outstanding up to May 31, 2026, including the application fee is \$19,785.00
 - c. The parties have agreed to a payment plan to pay the arrears and if there is a breach in any of the payments then the Landlords can apply for eviction under s.78 of the Residential Tenancies Act, 2006
 - d. The parties agreed to amend the name of one of the Tenants as stated on the Landlords' application to Matthew Snoei
- [5] The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent, it is ordered that:

1. The Tenants shall pay to the Landlords \$19,785.00 which represents arrears of rent owing up to May 31, 2026, including the application filing fee.
2. The Tenants shall make the following payments to the Landlords in respect of the monies owing under paragraph 1 of this order:
 - (a) On or before the 1st of each month commencing on June 01, 2026, the Tenants shall pay the Landlords the regular monthly rent due each month until the arrears are paid in full
 - (b) On or before the 20th of each month commencing on June 20, 2026, the Tenants shall pay the Landlords \$1648.75 each month towards the arrears up to and including May 20, 2027
3. If the Tenants fail to make any of the payments in accordance with paragraph 2, and by the dates required, then:
 - (a) The Landlords may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlords must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
 - (b) The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.
4. The parties agreed to amend the name of one of the Tenants as stated on the Landlords' application to Matthew Snoei.

May 11, 2026
Date Issued

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

Nick Vescio
Hearing Officer, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.