



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-093131-25

In the matter of: 301, 168 KING ST S
WATERLOO ON N2J 0G9

Between: YNCU
Lexington Park

Landlord
Landlord's Agent

and

Ryan Almond-Rock
Olivia Stoton

Tenants

YNCU and Lexington Park (the 'Landlord') applied for an order to terminate the tenancy and evict Ryan Almond-Rock and Olivia Stoton (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties requested mediation via the Online Dispute Resolution tool of the Tribunals Ontario Portal. This application was mediated by videoconference on May 12, 2026 by Denise Hannivan, a Dispute Resolution Officer (DRO) with the Landlord and Tenant Board.

The Landlord's Representative Nick Johnson, the Landlord's Agents Steve Baker and Tony Nguyen, and Tenant Ryan Almond-Rock, who had authorization to consent on behalf of the other Tenant, participated in mediation. Tenant Almond-Rock did not receive legal advice about the application prior to the mediation.

During mediation the parties reached an agreement and requested an Order on Consent in full and final settlement of this application. I was satisfied that the parties understood the consequences of their consent, including waiving their right to a hearing for this application.

Agreed Facts:

- 1) There may be issues with both the Landlord's Notice to End Tenancy Early for Non-payment of Rent (N4 Notice) and L1 Application that could affect outcomes at a hearing, however the parties are aware of this and still wish to move forward with this order on consent.
- 2) The application is amended to add YNCU as the Landlord and keep Lexington Park as the property manager and Landlord's Agent.
- 3) The current rent increased from \$2,400.00 to \$2,449.24 on January 1, 2026. It is due on the 1st day of each month.

- 4) The Tenants have paid \$2,400.00 to the Landlord since the application was filed.
- 5) The rent arrears owing to May 31, 2026 are \$24,246.20.
- 6) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 7) Rent for June 2026 will be paid by June 5, 2026. Starting July 2026, rent will again be due on the 1st of each month thereafter.
- 8) The LTB hearing scheduled for June 10, 2026 via videoconference is cancelled.

It is ordered on consent of the parties that:

1. The Tenants shall pay to the Landlord \$24,432.20. This amount includes costs and rent arrears owing up to May 31, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment	Date Payment Due	Amount of Payment
July 14, 2026	\$600.00	(continued)	(continued)
August 14, 2026	\$600.00	July 14, 2027	\$600.00
September 14, 2026	\$600.00	August 14, 2027	\$600.00
October 14, 2026	\$600.00	September 14, 2027	\$600.00
November 14, 2026	\$600.00	October 14, 2027	\$600.00
December 14, 2026	\$600.00	November 14, 2027	\$600.00
January 14, 2027	\$600.00	December 14, 2027	\$600.00
February 14, 2027	\$600.00	January 14, 2028	\$600.00
March 14, 2027	\$600.00	February 14, 2028	\$600.00
April 14, 2027	\$600.00	March 14, 2028	\$600.00
April 30, 2027	\$6,216.10	April 14, 2028	\$600.00
May 14, 2027	\$600.00	April 30, 2028	\$5,016.10
June 14, 2027	\$600.00		

3. The Tenants shall pay to the Landlord rent for June 2026 on or before June 5, 2026.
4. The Tenants shall also pay to the Landlord new rent in full and on time for the period July 1, 2026 to April 1, 2028, or until the arrears have been paid in full, whichever date is earliest.
5. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent 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 May 31, 2026.

6. This order on consent is in full and final settlement of this application.

May 19, 2026
Date Issued

Denise Hannivan
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.