



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-018543-26

In the matter of: 7839 HAWTHORNE DR
WINDSOR ON N8T3B5

Between: Roberta Freitas c/o MARDA Management Inc. Landlord

And

Megan Rae Richards Tenant
Mark Gilmore

Roberta Freitas c/o MARDA Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Megan Rae Richards and Mark Gilmore (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

Mediation was held on May 12, 2026. The following parties participated in the mediation: The Landlord's representative, Kira Passell and the Tenant, Mark Gilmore (who had consent to speak on behalf of the other Tenant).

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

On consent of the parties, it is ordered that:

1. The Tenant shall pay the lawful monthly rent in full and on time for a period of 12 months from June 1, 2026 to May 1, 2027.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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 Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
3. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application on or before June 1, 2026.
4. If the Tenant does not pay the Landlord the full amount owing on or before June 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 2, 2026 at 4.00% annually on the balance outstanding.

May 19, 2026
Date Issued

Rolland Roopchand

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.