



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-015915-26-SA

In the matter of: 960 LONG DR
BURLINGTON ON L7T3K1

Between: Jaswinder Bains Landlords
Gurwinder Bains

And

Jeffrey Vandenberg-McBride Tenants
Karen Atkinson

Jaswinder Bains and Gurwinder Bains (the 'Landlords') applied for an order to terminate the tenancy and evict Jeffrey Vandenberg-McBride and Karen Atkinson (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on September 18, 2025 with respect to application LTB-L-055788-25.

The Landlords application was resolved by order LTB-L-015915-26, issued on February 27, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-015915-26.

This motion was heard by videoconference on April 8, 2026, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlords' Legal Representative, Sayed Bukhari, the Landlord Jaswinder Bains and the Tenant, Jeffrey Vandenberg-McBride on behalf of both Tenants were present.

As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Tenants shall bring the water bill to a zero balance on or before May 31, 2026.

2. The Tenants shall withdraw application LTB-T-030718-26 on or before April 9, 2026.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-015915-26, issued on February 27, 2026, is granted.
2. Order LTB-L-015915-26, issued on February 27, 2026, is set aside and cannot be enforced.
3. The previous order issued on September 18, 2025, with respect to LTB-L-055788-25 is amended as follows:
 - a. The Tenants shall pay the lawful monthly rent in full and on the 15th day of each month for 12 months from April 2026 to March 2027.
4. If the Tenants fail 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 Landlords pursuant to paragraph 3 of this order shall become immediately due and owing and the Landlords 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, and related charges that became owing.

May 15, 2026
Date Issued

Roxanne Theriault
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.