



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

File Number: LTB-L-020583-26

In the matter of: 40, 405 SIDNEY ST
TRENTON ON K8V6N6

Between: Bedford Properties & Estates Ltd. Landlord

And

Kristopher Lougheed Tenant

Bedford Properties & Estates Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Kristopher Lougheed (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 20, 2026.

The Landlord's Legal Representative, Sharon Harris, and the Tenant attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord \$2,101.00 for rent arrears to May 31, 2026, inclusive of the filing fee.
3. The Tenant shall pay to the Landlord the amount in paragraph 2 of this order in accordance with the following schedule:
 - a. The Tenant shall pay to the Landlord \$700.33 on June 20, 2026 and July 20, 2026;
 - b. On or before August 20, 2026, the Tenant shall pay to the Landlord the remaining balance of \$700.34.
4. Commencing June 1, 2026 and continuing until August 1, 2026, or until the arrears are paid in full, whichever date is earliest, the Tenant shall pay to the Landlord the lawful monthly rent on or before the first day of the month.

5. If the Tenant fails to comply with the conditions set out in paragraphs 3 and 4 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, and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after May 31, 2026. The Landlord must make the application within 30 days of the breach of a condition. This application is made to the LTB without notice to the Tenant.

May 26, 2026
Date Issued

Allana McComb
Member, 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.