



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-028000-26

In the matter of: Unit 1, 149 PATRICK ST
ORILLIA ON L3V5L6

Between: Jessica Wiley Landlord
Cody Wiley

And

Rachel Dennie Tenant
Phyllis Dennie

Jessica Wiley and Cody Wiley (the 'Landlord') applied for an order to terminate the tenancy and evict Rachel Dennie and Phyllis Dennie (the 'Tenant') because:

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

Prior to the videoconference hearing on June 11, 2026 the parties elected to participate in Board facilitated Online Dispute Resolution mediation on May 22, 2026 with the assistance of a Dispute Resolution Officer (DRO).

The Landlord and the Tenant participated in the mediation. The Landlord, Jessica Wiley, represented the interests of Cody Wiley, who did not attend the mediation. The Tenant, Rachel Dennie, represented the interests of Phyllis Dennie, who did not attend the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. Current lawful rent is \$2500.00 and it is due on the first of the month.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. For a period of **twelve (12) months** from **June 1, 2026 until and including May 1, 2027**, the Tenant shall pay rent in full and on time by the first (1st) day of the month.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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.

May 29, 2026
Date Issued

Monica Dairo
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.