



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

**File Number:** LTB-L-022361-26

**In the matter of:** 20, 15 MOWAT BLVD  
KITCHENER ON N2E1J1

**Between:** BMA CAPITAL INC. Landlord

**And**

Trevor Turnbull Tenant

BMA CAPITAL INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Trevor Turnbull (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, Irina Karyakina, and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$3,548.00 for arrears of rent up to May 31, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - a) On or before the first day of each month from June 2026 to April 2027, the Tenant shall pay the Landlord \$319.00; and
  - b) On or before the first day of May 2027, the Tenant shall pay the Landlord \$39.00.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 1, 2026 to May 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of 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.

**May 25, 2026**  
**Date Issued**

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**Samantha Greaves**  
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.