



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

File Number: LTB-L-033249-26

In the matter of: Unit #2, 120 EDWARD STREET
SOUTH
THUNDER BAY ON P7E2G6

Between: Ronald Ludwigsen Landlord

And

Liam Swartz Tenants
Chelsea Servantez

Ronald Ludwigsen (the 'Landlord') applied for an order to terminate the tenancy and evict Liam Swartz and Chelsea Servantez (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties reached a proposed resolution agreement, and/or requested mediation, and informed the Board through the Online Dispute Resolution (ODR) Portal.

This application was mediated by videoconference on May 26, 2026, by Roxanne Theriault, a Dispute Resolution Officer with the Landlord and Tenants Board.

The Landlord's Legal Representative Sangey Tsering and the Tenant, Liam Swartz on behalf of both Tenants participated in mediation.

The parties agreed to an order on consent in full and final satisfaction of the application, and in so doing, understand their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of the agreement are consistent with the Residential Tenancies Act, 2006. I was satisfied that the parties provided their informed, independent, and voluntary consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$3,586.00 for arrears of rent up to May 31, 2026, and costs.

2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$298.84	On or before the 20th day of each month for 12 months from June 2026 to May 2027

3. The Tenants shall also pay the lawful monthly rent in full and on the first day of each month for the period June 2026 to May 2027, or until the arrears are paid in full, whichever date is earliest.
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 Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord 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, NSF fees and related charges that became owing after May 31, 2026.

May 29, 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.