



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

File Number: LTB-L-026457-26

In the matter of: 280 WELLINGTON ST
BRANTFORD ON N3S3Z9

Between: Alan Ryan Landlord
Rosella Ryan

And

Allison Wasacase Tenant
Karen Wasacase

Alan Ryan and Rosella Ryan (the 'Landlord') applied for an order to terminate the tenancy and evict Allison Wasacase and Karen Wasacase (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

Mediation was held on May 26, 2026. The following parties participated in the mediation: The Landlord's representative, Jackie Struthers, the Landlord, Alan Ryan and the Tenant, Karen Wasacase (who had consent to speak on behalf of the other Tenant).

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

L1 Application - Non-Payment of Rent

1. The Tenant shall pay to the Landlord **\$10,170.00** 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:
 - **\$500.00** on or before the 15th day of each month, for a period of 20 months, from June 15, 2026, up to and including January 15, 2028; and
 - A final payment of **\$170.00** on or before February 15, 2028 to satisfy the arrears.

L2 Application – Persistent Late Payment of Rent

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 February 1, 2028**.

Section 78

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 *Residential Tenancies Act, 2006* 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 28, 2026
Date Issued

Rolland Roopchand
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.