



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-023469-26

In the matter of: Upper, 512 AYLMER ST N
PETERBOROUGH ON K9H 3W5

Between: Ruth Elizabeth BOWERS Landlord

and

William Ephraim Tenant

Ruth Elizabeth BOWERS (the 'Landlord') applied for an order to terminate the tenancy and evict William Ephraim (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The parties attended a hearing scheduled on May 27, 2026 by videoconference where the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord and the Tenant participated in the mediation. The Tenant did not receive legal advice about this application.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed facts:

- 1) There may be issues with the service of the Landlord's Notice to End Tenancy (N8 Notice) that could affect outcomes at a hearing, however the parties are aware of this and still wish to move forward with this order on consent.
- 2) The current rent is \$1,225.00. It is day on the 1st day of each month.
- 3) The Tenant may pay rent for June 2026 on or before June 11, 2026. Rent will once again be due on or before the 1st day of each month starting July 1, 2026.

- 4) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 5) The Tenant owes \$4,025.00 in rent arrears to the Landlord. The Tenant agrees to pay the Landlord the full balance of arrears on or before June 30, 2026.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meet the conditions set out in paragraph 2 below.
2. The Tenant shall pay to the Landlord new, lawful rent on time and in full as it comes due and owing for the twenty-four (24) month period June 11, 2026 to May 1, 2028.
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.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application in the following manner:
 - \$93.00 on or before May 29, 2026, and;
 - \$93.00 on or before June 5, 2026.
5. This order is in full and final settlement of this application.

May 29, 2026
Date Issued

Denise Hannivan
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.