



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

File Number: LTB-L-013682-26

In the matter of: UPPER UNIT, 1189 RIDEAU ST
SUDBURY ON P3A3A5

Between: MATTHEW WIEDERMAN Landlord

And

RACHEL CRAIG Tenants
JULIAN MALICK

MATTHEW WIEDERMAN (the 'Landlord') applied for an order to terminate the tenancy and evict RACHEL CRAIG and JULIAN MALICK (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant (L2 Application).

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date. The Landlord also applied for an order requiring the Tenants to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

The application was scheduled to be heard by video conference on May 19, 2026.

Before the start of the hearing the Landlord's Matthew Wiederman, the Landlord's legal representative Jennifer Murray and the Tenants Rachel Craig and Julian Malick engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application. Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Landlord will send the Tenants the utilities bills upon receiving them and the bills will be sent by way of email.

2. The total arrears of rent owing up to May 31, 2026, \$10,680.00.
3. The current rent is \$2,460.00 and is payable on the 1st day of the month.
4. The total arrears of utilities are \$2,099.38 representing the following:
 - a. Hydro - \$797.26 billed up to April 13, 2026
 - b. Water - \$590.09 billed up to April 13, 2026
 - c. Enbridge (gas) - \$712.08 billed up to March 13, 2026

It is ordered on consent that:

L1 Application

1. The Tenants shall pay to the Landlord \$10,680.00 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:
 - a. Starting on or before June 7, 2026, and continuing on the 7th day of each month thereafter for a total of twelve (12) months, the Tenants will make equal monthly payments each in the amount of \$890.00.
3. The Tenants 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**, through to and including **May 1, 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 paragraphs 2 or 3 of 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**.

L2 Application

5. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
6. The Tenants shall pay to the Landlord \$2,099.38 in accordance with the following schedule.
 - a. Starting on June 15, 2025, and continuing on the 15th day of each month thereafter for a total of eleven months, the Tenants will make equal monthly payments each in the amount of \$174.95

- b. The Tenants will then make one final payment in the amount of \$174.93 on May 15, 2027.
7. Starting on May 19, 2026, and continuing for a period of 12 months, when the Tenants receive a utility bill from the Landlord, the Tenants will pay the utility bills no later than the due date noted on the respective bills.
8. If the Tenants fail to comply with the conditions set out in paragraph 6 or 7 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 Tenants. 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 Tenants.
9. The Tenants shall pay to the Landlord the \$186.00 application filing in full on or before June 19, 2026
10. If the Tenants fail to make payment in accordance with paragraph 9 of this order, the Tenants will start to owe interest. This will be simple interest calculated at a rate of 4.00% annually on the balance outstanding starting on June 20, 2026, the day following the date of default.

June 1, 2026
Date Issued

Diego Fernandez-Stoll
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.