



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-022378-26

In the matter of: 6, 21 HOLBORN DR
KITCHENER ON N2A2E1

Between: 21 Holborn GP Ltd. Landlord

And

Melissa Lichti Tenants
Adam Swain
Darcy Lichti
Sylvia Lichti

21 Holborn GP Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Melissa Lichti, Adam Swain, Darcy Lichti and Sylvia Lichti (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on May 25, 2026. Paralegal, Frannie Simms, attended on behalf of the Landlord. Tenants, Melissa Lichti and Adam Swain, attended on behalf of all Tenants. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

General Information:

The current monthly rent is: \$2,164.27 due on the 1st of each month. Effective June 1, 2026, the current monthly rent will be: \$2,209.71.

The Tenants currently owes rent arrears of \$8,918.70 for the period ending May 31, 2026 plus the filing costs of \$186.00 and NSF costs of \$80.00, totalling \$9,184.70. The June rent 2026 will be \$2,209.71 (and will not be paid on or before June 1, 2026). Therefore, for the period ending June 30, 2026 the Tenants owe the Landlord \$11,394.41 (\$8,918.70 + \$186.00 + \$2,209.71). The Tenants, pursuant to section of 78 of the Act, will pay the Landlord \$11,394.41 as follows:

- . \$900.00 minimum on or before May 29, 2026
- . \$6,603.84 on or before June 9, 2026 plus

- . \$1,340.07 minimum on or before June 21, 2026 and
- . \$450.00 minimum on or before the 21st of each month from
July 21, 2026 to November 21, 2026 (5 months) and
- . \$300.50 on or before December 21, 2026.

PLUS: The July 1, 2026 to December 31, 2026 monthly rent on or before the 1st of each month.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$11,128.41 (\$8,918.70 + \$2,209.71) for arrears of rent up to June 30, 2026 plus \$186.00 filing costs and \$80.00 NSF costs, totalling \$11,394.41.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 (\$11,384.41) in accordance with the following schedule:
 - . \$900.00 minimum on or before May 29, 2026
 - . \$6,603.84 on or before June 9, 2026 plus
 - . \$1,340.07 minimum on or before June 21, 2026 and
 - . \$450.00 minimum on or before the 21st of each month from
July 21, 2026 to November 21, 2026 (5 months) and
 - . \$300.50 on or before December 21, 2026.
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 July 1, 2026 to December 31, 2026, 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 Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after January 1, 2027.

June 4, 2026
Date Issued

Shawn Hayman
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.