



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

File Number: LTB-L-030733-26

In the matter of: Unit 3 (C), 56 FRONT ST S
ORILLIA ON L3V4S3

Between: Mandy Branham Landlord

And

Julie Ward Tenant

Mandy Branham (the 'Landlord') applied for an order to terminate the tenancy and evict Julie Ward (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 16, 2026.

This application was scheduled to be heard on June 16, 2026, by video conference, On May, 11 2026, the parties elected to participate in Board facilitated mediation through the Tribunals Ontario online dispute resolution portal with the assistance of John Russett, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board.

This application was heard by videoconference on May 29, 2026.

The Landlord's representative, Mandy Branham, and the Tenant, Julie Ward attended the hearing. The parties agreed to resolve the issues in the Landlord's application and requested the Board to issue a Consent Order confirming their agreement.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The parties agree that:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,308.16. It is due on the 1st day of each month.
3. The Tenant has paid \$1,950.00 to the Landlord since the application was filed.
4. The rent arrears owing to May 31, 2026 are \$3,282.64.

5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenant shall pay to Landlord \$3,468.64 for arrears of rent to May 31, 2026, which includes the application filing fee of \$186.00.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. \$250.00 on or before the twentieth (20) day of each month starting June 20, 2026, for a period of thirteen (13) consecutive months until June 20, 2027; and
 - b. The balance outstanding of \$911.50 on or July 20, 2027.
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 July 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with paragraphs 2 or 3 of 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 Landlord and Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant to pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

June 2, 2026
Date Issued

John Russett
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.