



**Order under Section 21.2 of the Statutory
Powers Procedure Act and the Residential Tenancies Act, 2006**

File Number: LTB-L-026165-26-RV

In the matter of: 108, 226 Park Street
Brockville ON K6V 2H5

Between: 4513258 Canada Inc Landlord
Margaret Wicklum

and

Raymond Teaney Tenants
Coleen Matheson

4513258 Canada Inc and Margaret Wicklum (the 'Landlord') applied for an order to terminate the tenancy and evict Raymond Teaney and Coleen Matheson (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was resolved by order LTB-L-026165-26 issued on May 6, 2026.

On May 8, 2026 Coleen Matheson (the 'Tenant') requested that order LTB-L-026165-26 issued on May 6, 2026 be reviewed and that the order be stayed until the Tenants' request to review the order is resolved. On May 11, 2026 interim order LTB-L-026165-26-RV-IN was issued, staying the order issued on May 6, 2026.

This review request was scheduled to be heard by videoconference on June 1, 2026.

On that date, the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord's Agent Margaret Wicklum and the Tenants participated in the mediation. The Tenants received legal advice about this application prior to the mediation.

As a result of the mediation, the parties requested an order on consent to resolve the application, 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) The current rent is \$1,425.00. It is due on the 1st day of each month. Rent is scheduled to increase on November 1st each year.

- 2) The Tenants have paid \$2,025.00 to the Landlord since the application was filed.
- 3) The agreed upon amount of rent arrears owing to June 30, 2026 are \$3,023.00.
- 4) The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.
- 5) Should the Tenants make any payments to the Landlord in amounts that differ from those noted in this order or on dates other than those referred to in this order while the arrears are still outstanding, the Tenants will notify the Landlord in writing where to apply those payments (i.e. to the upcoming payment of rent arrears, OR to the upcoming regular monthly rent, OR as an extra payment to lower the total balance of arrears and possibly decrease the number or amount of future arrears payments).

It is ordered on consent of the parties that:

1. The request to review LTB-L-026165-26 filed on May 6, 2026 is granted.
2. Order LTB-L-026165-26 issued on May 6, 2026 is cancelled and replaced by this order.
3. The Tenants shall pay to the Landlord \$3,224.00. This amount includes rent arrears owing up to June 30, 2026 and the cost of filing the application.
4. The Tenants shall pay to the Landlord the amount set out in paragraph 3 in accordance with the following schedule:

Date Payment Due	Amount of Payment
July 1, 2026	\$200.00
August 1, 2026	\$200.00
September 1, 2026	\$200.00
October 1, 2026	\$200.00
November 1, 2026	\$200.00
December 1, 2026	\$200.00
January 1, 2027	\$200.00
February 1, 2027	\$200.00
March 1, 2027	\$200.00
April 1, 2027	\$200.00
May 1, 2027	\$200.00
June 1, 2027	\$200.00
July 1, 2027	\$200.00
August 1, 2027	\$200.00
September 1, 2027	\$200.00
October 1, 2027	\$200.00
November 1, 2027	\$24.00

5. The Tenants shall also pay to the Landlord new rent in full and on time for the period July 1, 2026 to November 1, 2027, or until the arrears have been paid in full, whichever date is earliest.

6. 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 3 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 June 30, 2026.
7. This order on consent is in full and final settlement of this application.

June 3, 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.