



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

File Number: LTB-L-024686-26

In the matter of: 20, 405 SIDNEY ST
TRENTON ON K8V6N6

Between: BEDFORD PROPERTIES & ESTATES LTD. Landlord

And

KAITLYN NADEAU Tenant
ROWAN CORMIER
TRAE LECLAIR

BEDFORD PROPERTIES & ESTATES LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict KAITLYN NADEAU, ROWAN CORMIER and TRAE LECLAIR (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The application was scheduled to be heard on May 28, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, Sara Ginman, and the Tenant, Kaitlyn Nadeau, on behalf of all Tenants, were present.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord new lawful rent on time and in full as it comes due and owing for the twelve (12) consecutive months, commencing June 1, 2026, up to and including May 1, 2027, inclusive.
2. If the Tenant fails to make any of the payments in paragraph 1 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

June 10, 2026
Date Issued

Michelle Forrester
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.