



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

File Number: LTB-L-024150-26

In the matter of: 2 Colwill Dr
Elliot Lake ON P5A3L3

Between: 11903004 Canada Inc Landlord

And

Christopher Gaetano Tenants
McVey Danielle

11903004 Canada Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Gaetano and McVey Danielle (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on June 2, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlord, Chenthuran Kumar and the Tenant, McVey Danielle , on behalf of the Tenants, were present.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

On consent, it is ordered that:

1. The Tenants shall pay to the Landlord **\$228.00**, which represents the arrears of rent (\$42.00) and costs (\$186.00) outstanding for the period ending June 30, 2026, on or before June 3, 2026.
2. If the Tenants fail to make the payment 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 Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 5, 2026
Date Issued

Sarah Visnovec
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.