



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

File Number: LTB-L-026966-26

In the matter of: 718 ACTIVA AVE
KITCHENER ON N2E4E1

Between: Adrian Ransome Landlords
Edward Frezza

And

Kesha Prescod Tenants
Richard Davis

Adrian Ransome and Edward Frezza (the 'Landlords') applied for an order to terminate the tenancy and evict Kesha Prescod and Richard Davis (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on June 3, 2026. The Landlord, Adrian Ransome and the Tenant, Kesha Prescod attended the hearing. The Landlord, Adrian Ransome provided evidence that he was authorized by the second Landlord, Edward Frezza to represent him in this matter. The Tenant, Kesha Prescod provided evidence that she was authorized by the second Tenant, Richard Davis to represent him in this matter.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$2,858.50. It is due on the 1st day of each month.
2. The Landlords waive the application filing fee (\$186.00).

On consent it is ordered that:

1. The Tenants shall pay to the Landlord \$4,758.80 which represents arrears of rent for the period ending June 30, 2026.

2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
July 20, 2026	\$500.00
August 20, 2026	\$500.00
September 20, 2026	\$500.00
October 20, 2026	\$500.00
November 20, 2026	\$500.00
December 20, 2026	\$500.00
January 20, 2027	\$500.00
February 20, 2027	\$500.00
March 20, 2027	\$500.00
April 20, 2027	\$258.80

3. The Tenants shall also pay to the Landlords the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting July 1, 2026 and continuing each month until April 1, 2027, 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 paragraphs 2 and 3 of this order, the Landlords may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (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 10, 2026
Date Issued

 Floredana Ungureanu
 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.