



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

File Number: LTB-L-026965-26

In the matter of: Basement, 1337 Tudor Cres
Peterborough Ontario K9L1X1

Between: NRD Management Services Landlords
CMI High-Yield Opportunity Fund Corp.

And

Jess (Jadzia) Graham Tenants
William Graham
Shirley Graham

NRD Management Services (the 'Landlords') applied for an order to terminate the tenancy and evict Jess (Jadzia) Graham, William Graham, Shirley Graham and Brent Gauthier-Jones (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 Landlords' legal representative, David Tepelenas, and the Tenant, Shirley Graham, on behalf of the Tenants, were present. The Tenant spoke with Tenant Duty Counsel prior to the hearing.

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.

Agreed facts:

- a) The tenancy is terminated effective August 31, 2026, with enforcement provisions. This is a final termination date and is non-voidable.
- b) The rent arrears and costs owing up to June 30, 2026, total \$46,186.00. The Landlords waive all outstanding arrears and costs.
- c) The Landlords also waive the rent for July 2026 and August 2026.

On consent, it is ordered that:

1. The application is amended to add CMI High-Yield Opportunity Fund Corp. as a Landlord party to the Application.
2. The application is amended to remove Brent Gauthier-Jones as a Tenant party to the Application.
3. The tenancy between the Landlords and the Tenants is terminated on August 31, 2026. The Tenants must vacate the unit on or before August 31, 2026.
4. The rent arrears owing and costs to June 30, 2026, are \$46,186.00. The Landlords waive all outstanding arrears and costs.
5. The Landlords also waive the rent for July 2026 and August 2026.
6. If the unit is not vacated on or before August 31, 2026, then starting September 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after September 1, 2026.

June 10, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on March 1, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.