



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

File Number: LTB-L-028634-26

In the matter of: Unit 202, 815 KYLE CRT
BROCKVILLE ON K6V6K7

Between: Pam Compton Landlords
Brad Compton

And

Stennett Rafuse Tenants
Cortney Richardson

Pam Compton and Brad Compton (the 'Landlords') applied for an order to terminate the tenancy and evict Stennett Rafuse and Cortney Richardson (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 10, 2026. Before the start of the hearing, the Landlords' Representative, Roz Bianchi and the Tenants Cortney Richardson, representing all Tenants advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sarah Harriman issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$1,675.75. It is due on the 1st day of each month.
3. The rent arrears owing to June 30, 2026 are \$16,140.43.
4. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. Accordingly, the total amount the Tenants owe the Landlords is \$16,326.43.

It is ordered on consent that:

1. The Tenants shall pay to the Landlords \$16,236.43 for arrears of rent up to June 30, 2026 and costs.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - a) **\$400.00** on or before the **15th day** of each month starting **June 15, 2026**, through to and including **September 15, 2029**, and;
 - b) A final payment of **\$326.43** on or before **October 15, 2029**.
3. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period **July 1, 2026** to **October 1, 2029**, 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 this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and 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 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 17, 2026
Date Issued

Sarah Harriman
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.