



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

File Number: LTB-L-029515-26

In the matter of: UPPER, 133 CHARLOTTE STREET
BRANTFORD ON N3T2X7

Between: Gilbert Thompson Landlord

And

Trevor Ricci Tenants
Kayla MacKenzie
Brandon Chambers

Gilbert Thompson (the 'Landlord') applied for an order to terminate the tenancy and evict Trevor Ricci, Kayla MacKenzie and Brandon Chambers (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on June 9, 2026. The Landlord's Agent, Ian Shemesh, and the Tenant Brandon Chambers on behalf of all tenants, attended the hearing.

The parties elected to participate in LTB facilitated mediation with the assistance of Anibal Benitez Calderon, a Dispute Resolution Officer and Hearing Officer with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and requested and order on consent. I am satisfied that the parties understood the terms of their consent as set out in the order below.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants shall pay to the Landlord the lawful monthly rent in full and on time on or before the first day of each month from July 1, 2026 to July 1, 2027.
3. If the Tenants fail to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for

an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

4. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenants do not pay the Landlord the cost of filing the application on or before July 9, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 10, 2026 at 4.00% annually on the balance outstanding.

June 17, 2026
Date Issued

Anibal Benitez Calderon
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.