



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-029000-26

In the matter of: 1772 BRANCH DR
CORNWALL ON K6J5S7

Between: Aplus Management Landlord
Elmodale Farm Inc.

And

Brian Cooper Tenant
Ashley Ritchie

Aplus Management and Elmodale Farm Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Brian Cooper and Ashley Ritchie (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

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

This application was heard by videoconference on June 10, 2026.

Alain Billard appeared as agent for the Landlord. Daniel Moak appeared as the Landlord's legal representative. Brian Cooper attended the hearing on behalf of both Tenants and was self-represented.

Through mediation, the parties agreed to the following order on consent. I was satisfied that the parties understood and agreed to the terms below.

On consent of the parties, it is ordered that:

1. Rent has been paid to the period ending June 30, 2026.
2. The Tenants shall pay the monthly rent in full on or before the first day of each month for a period of twelve (12) months, commencing July 1, 2026 and concluding June 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 pay to the Landlord \$186.00 for the cost of filing the application on or before June 20, 2026.
5. If the Tenants do not pay the Landlord the full amount owing on or before June 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 21, 2026 at 4.00% annually on the balance outstanding

June 19, 2026

Date Issued

Andrew Rowell

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.