



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

File Number: LTB-L-040201-26

In the matter of: 305, 390 ADMIRAL DR
LONDON ON N5V3C2

Between: Admiral Gardens Landlord

And

Tonya L Anderson Tenants
Adam A Delyzer

Admiral Gardens (the 'Landlord') applied for an order to terminate the tenancy and evict Tonya L Anderson and Adam A Delyzer (the 'Tenants') because the Tenants have been persistently late in paying the Tenants' rent.

The parties engaged in settlement discussions during the online negotiation stage of the application. As a result, the parties arrived at terms of settlement and both parties acknowledged their agreement on the online communication portal and in person via zoom on June 12, 2026 and requested an Order on Consent.

The Landlord's agent, Jaspreet Kaur and the Tenant, Tonya L Anderson attended mediation. The Tenant, Tonya L Anderson provided evidence that she was authorized by the second Tenant, Adam A Delyzer to represent him in this matter. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$1,198.15. It is due on the 1st day of each month.

On consent 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 on or before the 1st day of each month for the period commencing July 1, 2026 and continuing each month until June 1, 2028.
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.

June 15, 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.