



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

File Number: LTB-L-029310-26

In the matter of: 34 ISABELLA ST
BRAMPTON ON L6X1P6

Between: VMH Properties Landlord

And

Richard M Warne Tenants
Angela Arena-Warne

VMH Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Richard M Warne and Angela Arena-Warne (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on June 9, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Ryan Gacnik.

The Landlord, Maxwell MacLean, and Tenants, Angela Arena-Warne, on behalf of both Tenants were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$6,528.00. This amount represents arrears of rent up to June 30, 2026, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - The Tenant shall pay the remaining balance of \$6,528.00 on or before August 31, 2026.
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing on the 1st day of each month from July 1, 2026, to August 1, 2026, or until the arrears are paid in full, whichever date is earliest.

4. If the Tenants fails 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 Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord 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 19, 2026

Date Issued

Ryan Gacnik

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.