



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

File Number: LTB-L-029383-26

In the matter of: 128 EVA DR
BRESLAU ON N0B1M0

Between: MANDEEP KAUR Landlords
RAJVIR GREWAL

And

BROOKE ROBERTSON Tenants
DERICK PERRY

MANDEEP KAUR and RAJVIR GREWAL (the 'Landlords') applied for an order to terminate the tenancy and evict BROOKE ROBERTSON and DERICK PERRY (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on June 11, 2026. The Landlords, the Landlord's legal representative, Brittany Colley and the Tenant, Brooke Robertson attended the hearing. The Tenant, Brooke Robertson provided evidence that she was authorized by the second Tenant, Derick Perry to represent him in this matter. The Tenant did not meet with Duty Counsel prior to the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$3,450.00. It is due on the 10th day of each month.
2. On the application the Tenants are named as Brooke Robertson and Derick Robertson. The parties mutually requested to amend the application to correctly identify one of the Tenants as Derick Perry. Therefore, throughout this order, Brooke Robertson and Derick Perry are referred to as the Tenants.

On consent it is ordered that:

1. The application is amended to correctly identify one of the Tenants as Derick Perry.

2. The Tenants shall pay to the Landlord \$24,336.00 which represents arrears of rent (\$24,150.00) plus the application filing fee (\$186.00) for the period ending July 9, 2026.
3. The Tenants shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Date Payment Due	Amount of Payment
July 10, 2026	\$1,000.00
July 25, 2026	\$15,186.00
August 10, 2026	\$1,000.00
September 10, 2026	\$1,000.00
October 10, 2026	\$1,000.00
November 10, 2026	\$1,000.00
December 10, 2026	\$1,000.00
January 10, 2027	\$3,150.00

4. The Tenants shall also pay to the Landlords the lawful monthly rent on time and in full, as it comes due and owing on the 10th day of each month, for the period starting July 10, 2026 and continuing each month until January 10, 2027, or until the arrears are paid in full, whichever date is earliest
5. If the Tenants fail to make any one of the payments in accordance with paragraphs 3 and 4 of this order, 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 *Residential Tenancies Act, 2006* (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 July 9, 2026.

June 16, 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.