



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

File Number: LTB-L-028103-26

In the matter of: 1, 35 SPENCER ST
BRACEBRIDGE ON P1L1E1

Between: Jason & Camille-Alicia Wyjad Landlords

And

Mike Van Ekelenburg Tenants
Cassandra Rimmington

Jason & Camille-Alicia Wyjad (the 'Landlords') applied for an order to terminate the tenancy and evict Mike Van Ekelenburg and Cassandra Rimmington (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on June 8, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlords, and the Tenant, Mike Van Ekelenburg, 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 Landlords **\$25,789.31**. This amount represents \$25,603.31 for arrears of rent up to **June 30, 2026**.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - a. The Tenants shall pay \$3,000.00 per month towards arrears of rent, in full and on time on or before the 20th day of each month, beginning June 20, 2026, up to and including January 20, 2027.
 - b. The Tenants shall also pay the remaining balance of \$1,789.31 on or before February 20, 2027.

3. The Tenants shall also pay to the Landlords new rent in full and on time as it comes due and owing for the period of **July 1, 2026, to February 1, 2027**, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 16, 2026
Date Issued

Christine Leitch
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.