



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

**File Number:** LTB-L-029776-26

**In the matter of:** #1, 138 HELLEMS AVE  
WELLAND ON L3B3B3

**Between:** Elias Peter  
Manoj Abraham  
Varghese Xavier  
Landlords

**And**

Tara L Devoe  
Mary Anne Devoe  
Tenants

Elias Peter, Manoj Abraham and Varghese Xavier (the 'Landlords') applied for an order to terminate the tenancy and evict Tara L Devoe and Mary Anne Devoe (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing on June 11, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlords, Landlords' Legal Representative, Samila Waslat, and the Tenant, Tara L Devoe, on behalf of both Tenants were present.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The parties before the LTB consented to the following order:

**It is ordered on consent that:**

1. The Tenants shall pay to the Landlords \$10,451.00 for arrears of rent up to June 30, 2026, and costs.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

| Payment Due Date                                                                                                                          | Payment Due |
|-------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| Monthly payments due on or before the 20 <sup>th</sup> day of each month, beginning June 20, 2026, through September 20, 2026, inclusive. | \$2,400.00  |

|                                                 |          |
|-------------------------------------------------|----------|
| Final payment due on or before October 20, 2026 | \$851.00 |
|-------------------------------------------------|----------|

3. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period July 1, 2026, to October 1, 2026, 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 17, 2026**  
**Date Issued**

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Michelle Forrester  
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.