



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-024052-26

In the matter of: 205, 45 BRIERDALE RD
CAMBRIDGE ON N1R 7K5

Between: Centurion Property Associates Inc. Landlord

And

Dream McNeish Tenants
Kerry Mullin

Centurion Property Associates Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Dream McNeish and Kerry Mullin (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants' rent; (L2 Application).

This application was heard by videoconference on June 15, 2026. Before the start of the hearing, the Landlord's representative, lawyer, Robert Rose, and the Tenant, Dream McNeish on behalf of the tenants, advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon discussing the terms of the consent with the parties, I was satisfied that the parties made informed decisions, understanding the terms and consequences.

Agreed Facts:

1. The Landlords served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,126.87. It is due on the 1st day of each month.
4. The Tenants have paid \$2,200.00 to the Landlord since the application was filed.
5. The rent arrears owing to June 30, 2026, are \$8,474.38.

6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. Accordingly, the total amount the Tenants owe the Landlord is \$8,660.38.

It is ordered that:

L1 Application – Non-Payment of Rent

1. The Tenants shall pay to the Landlords \$8,660.38 which represents arrears of rent (\$8,474.38) plus the application filing fee (\$186.00) for the period ending June 30, 2026.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - \$1,100.00 on or before June 30, 2026,
 - \$1,150.00 on or before August 10, 2026,
 - \$1,150.00 on or before October 5, 2026,
 - \$1,150.00 on or before November 17, 2026,
 - \$1,150.00 on or before December 16, 2026,
 - \$1,150.00 on or before January 26, 2027,
 - \$1,150.00 on or before March 23, 2027,
 - \$660.38 on or before May 18, 2027.
3. The Tenants shall also pay to the Landlords the lawful monthly rent on time and in full, as it comes due and owing from July 1, 2026, to May 1, 2027, or until the arrears are paid in full whichever date earliest.
4. If the Tenants fail to make any one of the payments in accordance with paragraphs 2 and 3 of this order, 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 *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 June 30, 2026.

L2 Application – Persistent Late Payment of Rent

5. If the Tenants void the L1 portion of the order in accordance with paragraph two above, the tenancy shall continue on the following terms.
6. The Tenants shall pay the Landlord the monthly rent due on or before the first day of June 2027.

7. If the Tenants fail to make any of the payments in paragraph 6 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenants, for an order terminating the tenancy and evicting the Tenants.

June 22, 2026

Date Issued

Pauline Brewster

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.