



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

File Number: LTB-L-030351-26

In the matter of: 481 MILL ST
KITCHENER ON N2G2Y5

Between: Nicole McKelvie Landlord

And

Miranda Beechey Tenant

Nicole McKelvie (the 'Landlord') applied for an order to terminate the tenancy and evict Miranda Beechey (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was to be heard by videoconference on June 17, 2026. The Landlord, Nicole McKelvie, and the Tenant, Miranda Beechey, attended the hearing. The Tenant did not speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,437.05. It is due on the 1st day of each month.
3. The Tenant has not made any payments since the application was filed.
4. The rent arrears owing to June 30, 2026, are \$8,622.30.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Landlord is waiving those costs in paragraph 5.

It is ordered on consent that:

1. The Tenant owes the Landlord \$8,622.30 which represents the arrears of rent outstanding for the period ending June 30, 2026.
2. The Tenant shall pay to the Landlord the amount owing in paragraph 1 as follows:

	Date Payment Due	Amount of Payment
a.	July 1, 2026	\$500.00
b.	July 15, 2026	\$500.00
c.	August 1, 2026	\$500.00
d.	August 15, 2026	\$500.00
e.	September 1, 2026	\$500.00
f.	September 15, 2026	\$500.00
g.	October 1, 2026	\$500.00
h.	October 15, 2026	\$500.00
i.	November 1, 2026	\$500.00
j.	November 15, 2026	\$500.00
k.	December 1, 2026	\$500.00
l.	December 15, 2026	\$500.00
m. +	January 1, 2027	\$500.00
n.	January 15, 2027	\$500.00
o.	February 1, 2027	\$500.00
p.	February 15, 2027	\$500.00
q.	March 1, 2027	\$500.00
r.	March 15, 2027	\$122.30 (Balance outstanding arrears)

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period July 1, 2026 to March 1, 2027 or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with paragraph 2 or 3 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant apply to the Landlord and Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant to pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 22, 2026
Date Issued

John Russett
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.