



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

File Number: LTB-L-031235-26

In the matter of: 9732 MCLAUGHLIN RD
BRAMPTON ON L6X0T8

Between: Gweneth McLeod Landlords
Michael Smith

And

Tennyson McKenzie Tenants
Venecia McKenzie

Gweneth McLeod and Michael Smith (the 'Landlords') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Tennyson McKenzie and Venecia McKenzie (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe (L1 Application)

The Landlord's original application also included an L2 application based on a N8 notice that the Tenants have been persistently late in paying the Tenants' rent. The parties have agreed that the Landlords are withdrawing the L2 portion of the application.

The application was scheduled to be heard by video conference on June 18, 2026. Both Landlords were present and self-represented. Both Tenants attended and were self-represented.

The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. The Landlords are withdrawing the L2 application for persistent late payment of rent and only continuing with the L1 application for non-payment of rent.
- b. The current lawful monthly rent is \$2,800.00. It is due on the 20th day of each month.

On consent of the parties, it is ordered that:

1. The Landlords' application is amended to remove the L2 application for persistent late payment of rent.
2. The Tenants shall pay to the Landlords \$9,243.00. This amount represents \$9,057.00 for arrears of rent up to June 30, 2026, and the \$186.00 application filing fee (costs).
3. The Tenants shall pay to the Landlords the amount set out in paragraph 2 in accordance with the following schedule:
 - On or before the 20th day of each month, the Tenants shall pay the Landlords \$400.00 toward arrears starting July 2026 through to and including April 2028; and
 - \$443.00 on or before May 20, 2028, for the balance of arrears owing.
4. The Tenants shall also pay to the Landlords the lawful monthly rent on or before the 20th day of each month starting June 2026 through to and including May 2028, 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 this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlords pursuant to paragraph 2 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 24, 2026
Date Issued

Joanne Lolato
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.