



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

File Number: LTB-L-033951-26

In the matter of: 3, 448 MCINTYRE STREET EAST
NORTH BAY ON P1B1E2

Between: 10024180 CANADA LIMITED Landlord

And

BRONSON MCFARLING Tenants
CARLY DEAN

10024180 CANADA LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict BRONSON MCFARLING and CARLY DEAN (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe and because the Tenants have been persistently late in paying the Tenant's rent.

The application was scheduled to be heard on June 22, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord, Patrick (Peixue) Lu, supported by, Benny Fong, Yunshuo Lu, and Xuezhao Lu, and the 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 Landlord \$8,091.74 for arrears of rent up to June 30, 2026 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Amount to be Paid
July 17, 2026	\$2,000.00
August 14, 2026	\$2,000.00

September 11, 2026	\$2,000.00
October 9, 2026	\$2,000.00
November 6, 2026	\$91.74

3. The Tenants shall pay to the Landlord the lawful monthly rent for July 2026 in full on or before July 3, 2026.
4. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for a period of 18 months beginning August 1, 2026.
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 Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord 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 29, 2026
Date Issued

 Christine Leitch
 Hearings Officer, Landlord and Tenants 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.