



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-032605-26

In the matter of: 814, 611 DAVENPORT RD
WATERLOO ON N2L0L3

Between: Avila Investments Ltd. Landlord

And

Brent Gordon Burdett Tenants
Lindsey Clarkson

Avila Investments Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Brent Gordon Burdett and Lindsey Clarkson (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 22, 2026. The Landlord's representative, Kundai Govereh, and the Tenants attended the hearing.

The parties elected to participate in LTB facilitated mediation with the assistance of Renesha Bridgewater, a Hearing Officer with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and requested an order on consent. I am satisfied that the parties understood the terms of their consent as set out in the order below, including waiving their right to a hearing on this application.

Agreed Facts:

1. The current rent is \$3,000.00. It is due on the 1st day of the month.
2. The rental arrears owing to June 30, 2026, are \$8,914.32.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$9,100.32 which represents arrears of rent (\$8,914.32) plus the application filing fee (\$186.00) for the period ending June 30, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
July 20, 2026	\$500.00
August 20, 2026	\$500.00
September 20, 2026	\$500.00
October 20, 2026	\$500.00
November 20, 2026	\$500.00
December 20, 2026	\$500.00
January 20, 2027	\$500.00
February 20, 2027	\$500.00
March 20, 2027	\$500.00
April 20, 2027	\$500.00
May 20, 2027	\$500.00
June 20, 2027	\$3,600.32

3. The Tenants shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting July 1, 2026, and continuing each month until June 1, 2027, 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 paragraphs 2 and 3 of 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 *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.

June 30, 2026
Date Issued

 Renesha Bridgewater
 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.