



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

File Number: LTB-L-034741-26

In the matter of: 1 KENDELL LANE
INGERSOLL ON N5C0B7

Between: Bipendev Mohan Boda Landlord

And

Chet Langille Tenants
Gage Langille

Bipendev Mohan Boda (the 'Landlord') applied for an order to terminate the tenancy and evict Chet Langille and Gage Langille (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on June 24, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlord's Representative, Saron Navratil, and the Tenant, Chet Langille, represented on behalf of all Tenants. The parties reached consent prior to the mediation, and 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 agreed that:

The parties asked LTB to add the following statement in the agreed fact, however both parties understood the consequences of S.78, and they both understood that S.78 can not be subjected to additional terms. The Landlord agreed to provide the Tenants with short extension of time for rent to be paid late, no more than 3 times per calendar year.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$11,886.00. This amount represents \$11,700.00 for arrears of rent up to June 30, 2026, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$700.00 towards arrears of rent from July 15, 2026, to December 15, 2027.
 - \$686.00 on or before January 15, 2028.

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 January 1, 2028, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fails 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

Maryam Cooper
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.