



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

**File Number:** LTB-L-021214-26

**In the matter of:** 161 HENRY ST  
COBOURG ON K9A3Y3

**Between:** Leigh Gowland Landlord  
Catherine Gowland

**And**

Ian Broderick Tenants  
Madison Whiting

Leigh Gowland and Catherine Gowland (the 'Landlord') applied for an order to terminate the tenancy and evict Ian Broderick and Madison Whiting (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing on May 19, 2026, by video conference, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord, Leigh Gowland and the Tenant, Madison Whiting on behalf of both Tenants were present. The Tenant spoke to Duty Counsel prior to mediation.

As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

**The parties agreed that:**

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,750.00. It is due on the 15<sup>th</sup> day of each month.
4. The rent arrears owing to June 14, 2026, are \$11,000.00.

5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. Accordingly, the total amount the Tenants owe the Landlord is \$11,186.00.

**It is ordered on consent that:**

1. The Tenants shall pay to the Landlord \$11,186.00 for arrears of rent up to June 14, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

| AMOUNT DUE | DUE DATE                                                                         |
|------------|----------------------------------------------------------------------------------|
| \$4,900.00 | On or before May 20, 2026                                                        |
| \$1,100.00 | On or before May 29, 2026                                                        |
| \$432.17   | On or before the last day of each month for 12 months from June 2026 to May 2027 |

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 June 15, 2026, to May 15, 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 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 Tenant, 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 14, 2026. .

**June 30, 2026**  
**Date Issued**

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Roxanne Theriault  
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.