



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

**File Number:** TEL-20399-21

**In the matter of:** 1, 448 GLEN MILLER ROAD  
TRENTON ON K8V 5P8

**Between:** Wieslaw Sadowski Landlord

**and**

Georanne Macleod Tenants  
Jessica Cummings  
Tammy Macleod  
Victor Macleod

Wieslaw Sadowski (the 'Landlord') filed an L1 application for an order to terminate the tenancy and evict Georanne Macleod, Tammy Macleod, Victor Macleod and Jessica Cummings (the 'Tenants') based on a form N4 notice of termination because the Tenants did not pay the rent that the Tenants owe.

A hearing took place at the Landlord and Tenant Board on February 15, 2022 via video teleconference on VC line 115. The Landlord's Legal Representative Demetrios Maragos attended with the Landlord. The Tenants Tammy Macleod, Victor Macleod, and Georanne Macleod attended and were self-represented. The other Tenant, namely Jessica Cummings did not attend and no longer resides in the rental unit at this residential address, however the Landlord confirmed that she should remain as a legal party to the application.

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 consequences of the joint submission.

At the mediation, the parties consented to the following order.

**On consent, it is ordered that:**

1. The parties agree that the total sum of arrears owing up to and including February 28, 2022 as of today's date of February 15, 2022 is \$14,846.00 which includes the application filing fee of \$186.00.

2. The parties agree that the Tenants shall pay the total sum of \$14,846.00 as noted in paragraph 1 according to the date and amount of each payment as follows:
  - a) On or before March 1, 2022 and on or before the 1<sup>st</sup> (first) day of each consecutive month thereafter for the next 27 months (28 months total) up to and including June 1, 2024 the Tenants shall pay lawful monthly rent on time and in full.
  - b) On or before March 1, 2022 and on or before the first (1<sup>st</sup>) day of each consecutive month thereafter for the next 26 months (27 months total) up to and including May 1, 2024 the sum of \$530.00 per month towards the arrears.
  - c) On or before June 1, 2024 the remaining outstanding balance of arrears in the sum of \$536.00.
3. If the Tenants fail to comply with paragraph 2 of this order related to the issues in the application, the Landlord may, without notice to the Tenants apply to the Board pursuant to section 78 of the *Residential Tenancies Act, 2006*, for an order terminating the tenancy and evicting the Tenants. The Landlord must make this application no later than 30 days of the breach.
4. This order shall resolve all issues related to this application to today's date of February 15, 2022.



**February 28, 2022**

**Date Issued**

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Chris Jackson  
Dispute Resolution Officer,  
Landlord and Tenant Board

Toronto East-RO  
2275 Midland Avenue, Unit 2  
Toronto ON M1P 3E7

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.