



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

File Number: LTB-L-083616-25

In the matter of: B, 893 Frederick Street
Innisfil ON L0L1C0

Between: Stefanie Tata Landlord

And

Michelle J Redwood Tenant

Stefanie Tata (the 'Landlord') applied for an order to terminate the tenancy and evict Michelle J Redwood (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on December 16, 2025. Before the start of the hearing, the Landlord's Representative, Allison MacSporran, the Landlords, Stefani Tata, John Ceci and the Tenant, Michelle J Redwood advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed facts:

- a) The tenancy is terminated on January 4, 2026, with enforcement provisions. This is a final termination date and is non-voidable.
- b) The rent arrears owing to January 8, 2026, are \$8,400.00.
- c) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- d) The Landlord collected a rent deposit of \$2,100.00 from the Tenant which will be deducted from the outstanding amount owing.
- e) Interest on the rent deposit, in the amount of \$20.28 is owing to the Tenant for the period from July 29, 2025 to December 16, 2025. This amount will also be deducted from the outstanding amount owing.

- f) On condition that the Tenant makes the payments as per paragraph 4 of this order the Landlord agrees to waive \$1,800.00 from the arrears to resolve the application.
- g) The Tenant will make all payments to the Landlord by way of email money transfer to john.c.ceci@gmail.com, in accordance with the payment schedule set out in paragraph 4 of this order.
- h) This order does not resolve the Landlord's N5 notice of termination, which remain outstanding.

On consent, it is ordered that:

- 1. The tenancy between the Landlord and the Tenant is terminated on January 4, 2026. **The Tenant must vacate the unit on or before January 4, 2026.**
- 2. If the unit is not vacated on or before January 4, 2026, then starting January 5, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
- 3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after January 5, 2026.
- 4. The Tenant shall pay to the Landlord **\$4,665.72** (Schedule 1 A) which includes arrears of rent to January 8, 2026 (\$8,400.00), costs (\$186.00) less the rent deposit (\$2,100.00) less interest \$20.28 less (\$1,800.00) waiver of rent on condition that the Tenant makes the following payments:
 - \$1,000.00 on or before December 19, 2025;
 - \$1,000.00 on or before January 2, 2026;
 - \$1,000.00 on or before January 16, 2026;
 - \$1,000.00 on or before January 30, 2026; and
 - \$665.72 on or before February 13, 2026.

If the Tenant fails to make any one of the payments in accordance with paragraph 4 of this order

- 5. The Tenant shall pay to the Landlord **\$6,465.72** (Schedule 1 B) which includes arrears of rent to January 8, 2026 (\$8,400.00) and costs (\$186.00) minus the rent deposit (\$2,100.00) less interest (\$20.28).
- 6. If the Tenant fails to make any one of the payments in accordance with paragraph 4 of this order the outstanding balance to be paid by the Tenant to the Landlord as per paragraph 5 this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the *Residential Tenancies Act, 2006*.

January 5, 2026
Date Issued

Sarah Visnovec
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on July 5, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay if they make the payments in accordance with paragraph 4 of this order

Rent Owing To January 8, 2026	\$8,400.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,100.00
Less the amount of the interest on the last month's rent deposit	- \$20.28
Less the conditional waiver of rent arrears	-\$1,800.00
Total amount owing to the Landlord	\$4,665.72

B. Amount the Tenant must pay if they do not make the payments in accordance with paragraph 4 of this order

Rent Owing To January 8, 2026	\$8,400.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,100.00
Less the amount of the interest on the last month's rent deposit	- \$20.28
Total amount owing to the Landlord	\$6,465.72