



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

File Number: LTB-L-084875-25

In the matter of: 42 Brybeck Street, Unit 42
kitchener ON N2M2C8

Between: Regional Municipality of Waterloo Landlord

And

Victoria Malika Tenant

Regional Municipality of Waterloo (the 'Landlord') applied for an order to terminate the tenancy and evict Victoria Malika (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Prior to the videoconference hearing on December 22, 2025 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord Agents, Camelia Suciu and Mikayla Lomax, and the Tenant participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2758.00 which represents arrears of rent up to December 31, 2025.
2. The Landlord is waiving the filing fee.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$120.00	On or before the 20th day of each month for 22 months from <u>January 20, 2026 to October 20, 2027</u>
\$118.00	On or before November 20, 2027

4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period January 1, 2026 to November 30, 2027, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenant 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 Tenant 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 Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after December 31, 2025.

January 7, 2026
Date Issued

Monica Dairo
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.