



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-088155-25-SA

In the matter of: 212, 180 HAIG RD
BELLEVILLE ON K8N 5K2

Between: Torbill holdings Ltd Landlord

and

Catherine Snider Tenant

Torbill holdings Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Catherine Snider (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on August 27, 2025 with respect to application LTB-L-051897-25.

The Landlord's application was resolved by order LTB-L-088155-25, issued on October 28, 2025. This order was issued without a hearing being held.

The Tenant made a motion to set aside order LTB-L-088155-25.

The motion was heard by videoconference on December 22, 2025.

The Landlord's legal representative Sharon White and the Tenant attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submissions, and specifically the Tenant understood that the tenancy could be terminated without notice if she breaches the terms of this consent order.

Agreed Facts:

1. Arrears of rent and costs outstanding as of the hearing total \$4,899.12.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-088155-25, issued on October 28, 2025, is granted. That order is set aside and cannot be enforced.

2. The previous order issued on August 27, 2025 with respect to LTB-L-051897-25 is amended by deleting paragraphs 3, 4, 5, 6 and 7 and substituting the following.
3. The total amount the Tenant owes the Landlord, including costs up to August 31, 2025, is \$4,899.12.
4. The Tenant shall pay the amount in paragraph 3 according to the following schedule:

Payment Date	Payment Amount	Remaining Balance
January 20, 2026	\$ 230.00	\$ 4,669.12
February 20, 2026	\$ 230.00	\$ 4,439.12
March 20, 2026	\$ 230.00	\$ 4,209.12
April 20, 2026	\$ 230.00	\$ 3,979.12
May 20, 2026	\$ 230.00	\$ 3,749.12
June 20, 2026	\$ 230.00	\$ 3,519.12
July 20, 2026	\$ 230.00	\$ 3,289.12
August 20, 2026	\$ 230.00	\$ 3,059.12
September 20, 2026	\$ 230.00	\$ 2,829.12
October 20, 2026	\$ 230.00	\$ 2,599.12
November 20, 2026	\$ 230.00	\$ 2,369.12
December 20, 2026	\$ 230.00	\$ 2,139.12
January 20, 2027	\$ 230.00	\$ 1,909.12
February 20, 2027	\$ 230.00	\$ 1,679.12
March 20, 2027	\$ 230.00	\$ 1,449.12
April 20, 2027	\$ 230.00	\$ 1,219.12
May 20, 2027	\$ 230.00	\$ 989.12
June 20, 2027	\$ 230.00	\$ 759.12
July 20, 2027	\$ 230.00	\$ 529.12
August 20, 2027	\$ 230.00	\$ 299.12
September 20, 2027	\$ 230.00	\$ 69.12
October 20, 2027	\$ 69.12	\$ 0.00

5. The Tenant shall also pay any new rent that comes due on or before the 1st day of each month for the period of January 1, 2026 to October 31, 2027 or until all arrears are repaid in full, whichever date is earlier.

6. If the Tenant fails to make the payment in accordance with this order, 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

Nersi Makki

Member, 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.