



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

File Number: LTB-L-095599-25-SA

In the matter of: 303, 260 WINEWOOD AVE E
GRAVENHURST ON P1P1N4

Between: M Residential Real Estate LP Landlord

And

Lisa Watterson Tenant

M Residential Real Estate LP (the 'Landlord') applied for an order to terminate the tenancy and evict Lisa Watterson (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 May 14, 2025, with respect to application LTB-L-065346-24.

The Landlord's application was resolved by order LTB-L-095599-25, issued on November 18, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-095599-25.

This motion was heard by videoconference on December 23, 2025. The Landlord's legal representative, Kristina Klein, and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Hudson.

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

I was satisfied the parties understood the consequences of their consent.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-095599-25, issued on November 18, 2025, is granted.
2. Order LTB-L-095599-25, issued on November 18, 2025, is set aside and cannot be enforced.
3. Order LTB-L-095599-25, issued on November 18, 2025, is replaced with the following terms on consent:

4. The Tenant shall pay to the Landlord \$18,251.44, which represents the arrears of rent (\$18,065.44) plus the filing fee (\$186.00) for the period ending December 31, 2025.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 1 of this order as follows:
 - a) \$3,600.00 on or before December 30, 2025 (arrears); AND
 - b) \$407.00 per month due on or before the 20th day of each month for a 36-month period starting in the month of January 2026, up to and including the month of November 2028 (arrears plus filing fee); AND
 - c) \$406.44 on or before December 20, 2028 (arrears).
6. In addition to the payments noted in paragraph 2 of this order, the Tenant shall also pay to the Landlord the total lawful rent on or before the 1st day of each month starting January 1, 2026, and continuing each month thereafter until all the amounts owing as noted in paragraph 4 of this order are paid in full.
7. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing. The Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant, and requiring that the Tenant pay any new arrears that became owing after December 31, 2025.

January 8, 2026

Date Issued

Sonja Hudson

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.