



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

File Number: LTB-L-084649-25

In the matter of: 1155 SOUTHDAL RD E
LONDON ON N6E1B3

Between: London and Middlesex
Community Housing Landlord

And

Shy Lavia Tenant

London and Middlesex Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Shy Lavia (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 22, 2025.

Before the start of the hearing the Landlord's legal representative Shieaba Sadat and the Tenant Shy Lavia engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and 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.

The parties agreed:

1. The total arrears of rent owing up to December 31, 2025, including the application filing fee are \$1,056.00.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,056.00 for arrears of rent up to December 31, 2025, and costs.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) Starting on or before January 20, 2026, and continuing on or before the 20th of each month thereafter through to and including October 20, 2026, the Tenant will make equal monthly payments each in the amount of \$100.00.
 - b) The Tenant will then make one (1) final payment in the amount of \$56.00 on or before November 20, 2026.
3. 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 20, 2026**, through to and including **November 20, 2026**, or until the arrears are paid in full, whichever date is earliest.
4. 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 9, 2026

Date Issued

Diego Fernandez-Stoll

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.