



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

File Number: LTB-L-088404-25

In the matter of: 904, 44 VALLEY WOODS ROAD
TORONTO ON M3A2R6

Between: TOP OF THE VALLEY APARTMENTS Landlord

And

DANIELLE FULLER Tenant

TOP OF THE VALLEY APARTMENTS (the 'Landlord') applied for an order to terminate the tenancy and evict DANIELLE FULLER (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 15, 2025.

The Landlord's Legal Representative, Sean Beard, and the Tenant attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord \$1,203.84 for rent arrears to December 31, 2025, inclusive of the filing fee.
3. The Tenant shall pay to the Landlord the amount in paragraph 2 of this order in accordance with the following schedule:
 - a. Starting January 1, 2026 and ending November 1, 2026, the Tenant shall pay to the Landlord \$100.00 per month on or before the first day of the month;
 - b. On or before December 1, 2026, the Tenant shall pay to the Landlord the remaining balance of \$103.84.
4. Commencing January 1, 2026 and continuing until December 1, 2026, or until the arrears are paid in full, whichever date is earliest, the Tenant shall pay to the Landlord the lawful monthly rent on or before the first day of the month.

5. If the Tenant fails to comply with any of the conditions set out in paragraphs 3 and 4 of this order, the Landlord may apply under section 78 of the Residential Tenancies Act, 2006 (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. The Landlord must make the application within 30 days of the breach of a condition. This application is made to the LTB without notice to the Tenant.

January 6, 2026

Date Issued

Allana McComb

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.