



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

File Number: LTB-L-080594-25

In the matter of: 156 DUNDAS ST E
TRENTON ON K8V1L4

Between: STEPHEN TAM Landlord

And

STEPHANIE WHAN Tenant
TIMOTHY HOLDER

STEPHEN TAM (the 'Landlord') applied for an order to terminate the tenancy and evict STEPHANIE WHAN and TIMOTHY HOLDER (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on December 4, 2025.

The Landlord's Legal Representative Ian Macinnis and the Tenant Timothy Holder attended the hearing and engaged in private settlement discussions. Parties reached an agreement and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The rent arrears owing to December 31, 2025 are \$2,842.00
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlord \$3,028.00. This amount includes rent arrears owing up to December 31, 2025 and the cost of filing the application
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
December 4, 2025	\$400.00

January 1, 2026	\$300.00
February 1, 2026	\$300.00
March 1, 2026	\$300.00
April 1, 2026	\$300.00
May 1, 2026	\$300.00
June 1, 2026	\$300.00
July 1, 2026	\$300.00
August 1, 2026	\$300.00
September 1, 2026	\$228.00

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 between January 1, 2026 to September 1 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 6, 2026
Date Issued

 Shadiyah Stoute
 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.

