



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-078576-25

In the matter of: 303, 2597 KEELE ST
NORTH YORK ON M6L2P2

Between: MacDane Investments Ltd Landlord

And

Alyssa Ottaway Tenant
Heather Ottaway

MacDane Investments Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Alyssa Ottaway and Heather Ottaway (the 'Tenant') because the Tenant did not pay the rent that the Tenant owe.

The parties attended a hearing on December 2, 2025, by video conference, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord's Legal Representative, Luisa Goncalves and the Tenant, Alyssa Ottaway on behalf of both Tenants were present.

As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay the Landlord \$4,124.12, which includes:
 - \$3,938.12 for arrears owing up to December 31, 2025.
 - \$186.00 for the fee paid by the Landlord for filing the application.
2. The Tenants shall pay the amount set out in paragraph 1 according to the following schedule:

AMOUNT DUE	DUE DATE
\$343.68	On or before the 20th day of each month for 12 months from December 2025 to November 2026

3. The Tenants shall also pay the Landlord the full rent on or before the 1st day of each month for the period from January 2026 up to and including November 2026 or until all arrears in paragraph 1 have been paid, whichever is sooner.
4. CONSEQUENCES OF BREACH: If the Tenants do not make any of the payments required in paragraphs 2 or 3 in full and on time:
 - a. The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 or 3. This normally results in the LTB issuing an eviction order without a hearing being held.

January 7, 2026
Date Issued

Roxanne Theriault
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.