



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-070516-25-RV

In the matter of: 701, 41 DUNDONALD ST
TORONTO ON M4Y1K6

Between: Hazelview Property Services Inc

Landlord

And

Jennifer Berney

Tenant

Review Order

Hazelview Property Services Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Berney (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-070516-25 issued on November 19, 2025.

On December 9, 2025, the Tenant requested a review of the order And that the order be stayed until the request to review the order is resolved.

On December 10, 2025 interim order LTB-L-070516-25-RV-IN was issued, staying the order issued on November 19, 2025.

This application was heard by videoconference on December 23, 2025.

The Landlord's Legal Representative, Peter Lopez and the Tenant, Jennifer Berney attended the hearing.

The parties before the Board consented to the following order. I am satisfied that both parties understood the terms and consequences of the consent order.

Determinations:

The Review Request

1. The Tenant alleges that they were not reasonably able to participate in the proceedings.
2. The Landlord consented to the Tenant's request to review.
3. On the basis of the consent to the review, I granted the Tenant's review request at the hearing on December 23, 2025, and the hearing *de novo* proceeded.

L1 Application for Arrears of Rent

4. The parties agree that the amount of arrears owing to December 31, 2025 are \$15,258.44. inclusive of costs.

It is ordered on consent that:

1. The request to review order LTB-L-070516-25 issued on November 19, 2025, is granted.
2. The interim order LTB-L-070516-25-RV-IN issued on December 10, 2025, is cancelled.
3. Order LTB-L-070516-25 issued on November 19, 2025, is cancelled and replaced by the following:
4. The Tenant shall pay to the Landlord \$15,258.44 for arrears up to December 31, 2025, and costs. This amount shall be paid in the following manner:
 - a) The Tenant shall pay to the Landlord \$1,089.00 on or before the 15th day of each month, commencing January 15, 2026, until January 15, 2027.
 - b) The Tenant shall pay to the Landlord \$1,101.44 on or before February 15th, 2027.
5. 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 1, 2026, to February 1, 2027, or until the arrears are paid in full, whichever date is earliest.
6. 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 4 through 5 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.

January 7, 2026
Date Issued

Nathalia Debski
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.