



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

File Number: LTB-L-083492-25

In the matter of: 502, 3410 HAVENWOOD DR
MISSISSAUGA ON L4X2M5

Between: 1524254 Ontario Limited Landlord

And

CARLOS JEAN-PIERRE Tenant
LOD'S TESSA JEAN-PIERRE
MERIA TURNEY

1524254 Ontario Limited (the 'Landlord') applied for an order to terminate the tenancy and evict CARLOS JEAN-PIERRE, LOD'S TESSA JEAN-PIERRE and MERIA TURNEY (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on December 18, 2025. The following parties participated in the mediation: The Landlord's representative, Anita Sada, the Landlord's agent, Justin Perkell, the Tenant, Meria Turney (who had consent to speak on behalf of the other Tenants), the Tenant's support, Nardos Wessen.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. The Landlord will install new vent grills in the bathroom and kitchen on or before January 16, 2026.
2. The Landlord agrees to have the bathtub glazed on or before January 16, 2026.
3. The Tenant agrees to maintain the cleanliness of the vents and the bathtub.
4. The Landlord agrees to have the bathroom painted on or before December 30, 2025.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord January 2026 rent on or before January 2, 2026.
2. The Tenant shall pay to the Landlord **\$1089.12** for arrears of rent up to December 31, 2025 and costs.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

- **\$200.00 on or before the 20th day of each month for a period of 4 months, from December 20, 2025, up to and including March 20, 2026; and,**
 - **A final payment of \$289.12 on or before April 20, 2026 to satisfy the arrears.**
4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **February 1, 2026 to April 1, 2026**, or until the arrears are paid in full, whichever date is earliest.
5. 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 12, 2026
Date Issued

Rolland Roopchand
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.